

**CORPORATION OF THE CITY OF NEW WESTMINSTER**  
**Zoning Amendment Bylaw. No. 8453, 2024**

A Bylaw to amend Zoning Bylaw No. 6680, 2001

WHEREAS:

The Council has adopted a zoning bylaw under Part 14 of the *Local Government Act*, and wishes to amend the bylaw.

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 as “Zoning Amendment Bylaw (Transit Oriented Area and Small-Scale Multi-Unit Housing Amendments) No. 8453, 2024”.

**Amendments**

2. Zoning Bylaw No. 6680, 2001 is amended as follows:

- a) Amend 120.64 by deleting and replacing with the following definition:

“**DUPLEX** means the use of *site* for a building consisting of two principal *dwelling units*.

- b) Amend 120.136 by deleting and replacing with the following definition:

“**MULTIPLE DWELLING** means a building, or portion of a building, containing three or more principal *dwelling units*, *housekeeping units*, *dormitory units* or *sleeping units* or combination thereof, but does not include an infill townhouse.

- c) Amend 120.179 by deleting and replacing with the following definition:

“**SINGLE DETACHED DWELLING** means the use of a *site* for a building consisting of one principal *dwelling unit*.

- d) Amend 120.173 by deleting and replacing with the following definition:

“**SECONDARY SUITE** has the same meaning as under the British Columbia Building Code, and does not include a strata lot.

- e) Amend 120.207 by deleting and replacing with the following definition:

**“TOWNHOUSE** means a *multiple dwelling* building in which each *dwelling unit* has direct ground level access, or indirect ground level access by way of a staircase shared by not more than two *dwelling units* on the same storey, and each *dwelling unit* is attached to another *dwelling unit*.”

- f) Add section 120.207.1 with the following definition:

**“TRANSIT ORIENTED DEVELOPMENT AREA** means an area of the City designated as a transit-oriented area by Transit Oriented Area Designation Bylaw No. 8460, 2024, pursuant to section 585.52 of the *Local Government Act*, generally including all land within 800 metres of a SkyTrain station.”

- g) Delete and replace Section 140.9 with:

"Except for *residential uses* located on *sites* within a *transit-oriented development area*, *off-street parking* spaces for residential uses shall be provided in accordance with the following table:

Use	Minimum Required <i>Off-Street Parking Spaces</i>
<b><i>Congregate Housing</i></b>	0.2 spaces per <i>bachelor unit</i> 0.4 spaces per one-bedroom unit
<b><i>Dormitory Unit</i></b>	1.0 space per each 140 square metres use for habitable rooms or space
<b><i>Duplex</i></b>	1.0 spaces per <i>dwelling unit</i>
<i>Secondary suite</i>	An additional 1.0 space per <i>dwelling unit</i> for the first <i>secondary suite</i>  No additional <i>off-street parking spaces</i> required per <i>dwelling unit</i> for the second <i>secondary suite</i>
<b><i>Elderly Citizen's Home</i></b>	1.0 spaces per each five (5) studio unit 2.0 spaces per each five (5) one-bedroom unit
<b><i>Float Home, Houseboat, Liveaboard, Pier House</i></b>	1.0 space per unit
<b><i>Housekeeping Unit</i></b>	1.0 space per each unit
<b><i>Infill Townhouse / Row House</i></b>	1.0 space per <i>dwelling unit</i>  0.1 spaces per <i>dwelling unit</i> , for visitor parking except that visitor parking is not required for units in a non-stratified development
<b><i>Multiple Dwellings</i></b>	0.9 spaces per studio and <i>dwelling unit</i> with one bedroom

	1.25 spaces per <i>dwelling unit</i> with two bedrooms 1.5 spaces per <i>dwelling unit</i> with three or more bedrooms 0.1 spaces per <i>dwelling unit</i> for visitor parking
<b><i>Multiple Dwellings – Sites located within 250 metres of a Frequent Transit Network</i></b>	0.75 spaces per studio and <i>dwelling unit</i> with one bedroom 1.0 spaces per <i>dwelling unit</i> with two bedrooms 1.25 spaces per <i>dwelling unit</i> with three or more bedrooms  0.05 spaces per <i>dwelling unit</i> for visitor parking
<b><i>Secured Rental Units</i></b>	0.8 spaces per studio and <i>dwelling unit</i> with one bedroom 1.0 space per <i>dwelling unit</i> with two bedrooms 1.25 spaces per <i>dwelling unit</i> with three or more bedrooms  0.1 spaces per <i>dwelling unit</i> for visitor parking
<b><i>Secured Rental Units - Sites located within 250 metres of a Frequent Transit Network</i></b>	0.6 spaces per studio and <i>dwelling unit</i> with one bedroom 0.8 spaces per <i>dwelling unit</i> with two bedrooms 1.0 spaces per <i>dwelling unit</i> with three or more bedrooms  0.05 spaces per <i>dwelling unit</i> for visitor parking
<b><i>Single Detached Dwelling</i></b>  <i>Accessory dwelling unit or secondary suite</i>	1.0 space per <i>dwelling unit</i>  An additional 1.0 space per <i>dwelling unit</i> for the first <i>accessory dwelling unit</i> or <i>secondary suite</i>  No additional <i>off-street parking spaces</i> required per <i>dwelling unit</i> for the second <i>accessory dwelling unit</i> or <i>secondary suite</i>
<b><i>Sleeping unit</i></b>	1.0 space per each 32 square metres of floor space used for habitable rooms or space
<b><i>Supportive Housing or Transitional Housing</i></b>	<i>Off-street parking spaces</i> shall be provided to the satisfaction of the Director of Engineering
<b><i>Supportive Housing or Transitional Housing</i></b> - <i>Sites located within 250 metres of a Frequent Transit</i>	No <i>off-street parking spaces</i> required

<i>Network</i>	
<b><i>Youth Hostels</i></b>	1.0 space per each eight (8) <i>dwelling units, bachelor units, housekeeping units, or sleeping units</i>

”

- h) Delete and replace Section 140.17 with:

“For new *buildings* that contain at least one *dwelling unit*, all *off-street parking* spaces provided for *residential uses* and all *off-street parking* spaces for car share vehicles shall provide an *Energized Level 2* outlet or higher to the *parking space*.”

- i) Add Section 140.17.1 with:

“*Energized Level 2 outlets* are not required for visitor parking spaces.”

- j) Delete and replace Section 140.18 with:

“*Energized Level 2 outlets*, provided pursuant to the section 140.17, shall be labeled for their intended use for *electric vehicle* charging.”

- k) Amend Section 140.18 by deleting “section” and replacing with “sections”.

- l) Amend Section 140.28 by deleting “to provide off-street parking spaces” and replacing with “to provide *off-street parking* spaces for non-residential uses”.

- m) Delete and replace Section 140.32 with:

“The total number of compact parking spaces must not be greater than thirty percent (30%) of the total number of provided *off-street parking* spaces.”

- n) Delete the text and table in Section 145.4 and replace with:

“*Accessible off-street parking spaces* shall be provided in accordance with the following:

Use	Minimum Required Accessible Off-street Parking Spaces
<b><i>Continuing Care, Transitional Housing, Women’s Transition House, Group Home, Foster Home, Residential Community Living, Community Care Facility, Elderly</i></b>	1 per 1-15 units 2 per 16-30 units 3 per 31-50 units 4 per 51-75 units 5 per 76-100 units 1 additional <i>accessible off-street parking space</i>



<b><i>Citizen's Home,</i></b>	for 30 every units in excess of 100
<b><i>Hospital, Private Hospital, Medical Clinic, Dental Office</i></b>	10% of all required <i>off-street parking spaces</i>
<b><i>Multiple Dwellings</i></b>	1 per 1-15 <i>dwelling units</i> 2 per 16-39 <i>dwelling units</i> 3 per 40-69 <i>dwelling units</i> 4 per 70-100 <i>dwelling units</i>  1 additional <i>accessible off-street parking space</i> required for every 30 <i>dwelling units</i> in excess of 100
<b><i>All other uses, <u>except</u> One-family unit, Single detached dwelling, Duplex, Row house, Townhouse, Houseboat, Float home, Liveaboard, Pier House</i></b>	1 per 1-25 required <i>off-street parking spaces</i> 2 per 26-50 required <i>off-street parking spaces</i> 3 per 51-75 required <i>off-street parking spaces</i> 4 per 76-100 required <i>off-street parking spaces</i>  1 additional <i>accessible off-street parking space</i> required for every 50 required <i>off-street parking spaces</i> , in excess of 100

”

- o) Delete the following sections: 543.23; 610.11; 620.11; 630.11; 691.5 (within the P-CD-1 district); 691.5 (within the P-10 district); 710.2.1; 750.6; 1027.10; and 1068.7;
- p) Amend section 562.10 by deleting the text “which may include one housing unit for a manager/caretaker”;
- q) Amend section 710.37 by deleting the text “which may include one housing unit for a manager/caretaker”;
- r) Amend section 190.29 by deleting a) through l), replacing with the following subsections a) through l):
  - a) deleted;
  - b) deleted;
  - c) deleted;
  - d) the floor area of a secondary suite shall not be less than 32.52 square metres (350 square feet);

- e) deleted;
- f) no part of a secondary suite shall be constructed below any flood construction level prescribed by the City of New Westminster or other competent authority;
- g) a secondary suite shall have usable outdoor space which is for the exclusive use of occupants, delineated from other areas, and which meets the following requirements:
  - i. a dedicated and contiguous private independent outdoor space, or yard, not smaller than 7.43 square metres (80 square feet) and a minimum dimension of 1.83 metres (6 feet), and made available for the exclusive use of occupants, or;
  - ii. for suites that are above grade level, a dedicated and contiguous raised outdoor deck that has a minimum size of 5.57 square metres (60 square feet) and a minimum dimension of 1.83 metres (6 feet) and made available for exclusive use of the occupants;
- h) deleted;
- i) lighting shall be provided beside or above the principal entry of a secondary suite and which is operable by occupants of the secondary suite;
- j) a hard surface sidewalk shall be provided connecting the principal entry of a secondary suite to the public sidewalk or either the front or exterior side property line of the lot;
- k) a roof, awning, or overhang for the purpose of weather protection shall be installed immediately above the principal entry to the secondary suite. This weather protection shall be a minimum of 4 feet (1.22 metres) wide and 2.5 feet (0.76 metres) deep. This weather protection may project into the side yard setback by either 2.5 feet (0.76 metres) or 50% of the required side yard setback, whichever is more;
- l) deleted;
- m) all habitable rooms shall include a window;
- s) Adding as a new section, to be numbered section 342, the regulations attached to this bylaw as Schedule A; and
- t) Changing the zoning designation of the lands identified in bold on the map attached to this bylaw as Schedule B to “Duplex Residential Districts (RD-1)” and updating the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to record these zoning changes.

## **Consequential Amendments**

3. Zoning Bylaw No. 6680, 2001 is further amended by making such consequential changes as are required to give effect to the amendments particularized in this bylaw, including changes to the format, numbering and table of contents.

Public Hearing prohibited, notice of first reading 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 and the Seal of the Corporation of the City of New Westminster affixed

this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

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

\_\_\_\_\_  
HANIEH BERG, CORPORATE OFFICER

**Schedule A to Zoning Amendment Bylaw No. 8453, 2024**

**Duplex Residential Districts (RD-1)**

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## Duplex Residential Districts (RD-1)

### 342 Duplex Residential Districts (RD-1)

342 .1 The intent of this district is to allow duplex dwellings with secondary suites.

#### Permitted Uses

342 .2 The following principal and accessory uses are permitted in the RD-1 zoning district. For uses accompanied by a checkmark, there are either Use Specific Regulations in the Conditions of Use within this zoning district or within the General Regulations or Special Conditions Sections of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
Accommodation for youth in foster care and transitioning from foster care;	✓
<i>Single detached dwellings;</i>	✓
<i>Duplex;</i>	✓
<i>Public utilities;</i>	
<i>Women's transition house;</i>	

Permitted Accessory Uses	Use Specific Regulations
<i>Uses accessory to any permitted principal uses;</i>	
<i>Home based business;</i>	✓
<i>Secondary suites;</i>	✓
Keeping of not more than four foster children in a dwelling unit or more than eight child care children on a site;	

#### Conditions of Use

342 .3 Development of *single detached dwellings* shall comply with the regulations and requirements of the Single Detached Dwellings District (RS-1).

342 .4 *Secondary suites* must comply with the requirements of Section 190.29 of this Bylaw.

#### Definitions

342 .5 Despite definitions elsewhere in the Bylaw, the following shall be defined as noted below for the purposes of this Zoning District:



## Duplex Residential Districts (RD-1)

- 342 .6 **Floor area** means the numerical value determined by measuring the horizontal cross-sectional area of the principal building on a site to the outside of the outer walls at each storey and calculating the total of all such areas, excluding:
- (a) the net floor area within the principal building to be used exclusively for up to two parking spaces, to a maximum of 41.81 square metres (450 square feet), for buildings approved for construction before June 24, 2024 only,
  - (b) Up to 3.23 square metres (34.8 square feet) of area used exclusively for the storage of mechanical equipment for heating, cooling or hot water, and confined to a single isolated room, where the following minimum requirements are met:
    - a. 2.29 metres (7.5 feet) floor-to-ceiling height;
    - b. 1.83 metres (6 feet) clear doorway opening;
  - (c) any area having a floor to ceiling height of 1.22 metres (4 feet) or less.
- 342 .7 **Floor space ratio** means the numerical value determined by dividing the floor area on a site by the site area.
- 342 .8 **Open site space** means that portion of a *lot* which is landscaped and not occupied obstructed by any building or portion of building, driveway or parking area.
- 342 .9 **Peak height** means the height of a building measured from the averaged, existing grades at the four corners of the building to the highest point of the building.

### Density - Units

- 342 .10 A maximum of two principal dwelling units are permitted per site.
- 342 .11 A maximum of two secondary suites are permitted per site.
- 342 .12 A principal dwelling unit may include a maximum of one secondary suite.

### Density – Principal Building Area

- 342 .13 The floor space ratio for the principal building shall not exceed 0.6.
- 342 .14 The maximum floor space ratio on a parcel may be increased by:
- (a) 0.01 if the building meets Step 3 of the Energy Step Code;
  - (b) 0.03 if the building meets Step 4 of the Energy Step Code; or



## Duplex Residential Districts (RD-1)

- (c) 0.05 if the building meets Step 5 of the Energy Step Code, or is a Passive House.

### Site Area and Frontage

- 342 .15 A site shall be not less than 557.40 square metres (6,000 square feet) in area and shall have a frontage of not less than ten percent (10%) of its perimeter.

### Site Coverage and Open Site Space

- 342 .16 *Site coverage* shall be limited to a maximum of forty percent (40%). For clarity, *site coverage* shall include the principal building, detached accessory buildings and structures (including garages and carports), and attached accessory structures such as decks.
- 342 .17 A minimum of fifteen percent (15%) of the lot shall be provided as *open site space*.
- 342 .18 *Open site space* must be a minimum of 15 square metres (161.46 square feet) with a minimum dimension of 2.1 metres (6.9 feet).

### Principal Building Envelope

- 342 .19 All *principal buildings* and *structures* shall be sized and sited according to the following:

Regulation	Requirement
<b>Minimum Front Yard</b>	4.27 metres (14 feet)
<b>Minimum Rear Setback</b>	For <i>lots</i> with a depth of: (i) greater or equal to 25.0 metres (82.02 feet): 10.0 metres (32.8 ft.) or 25% of the depth of the <i>lot</i> , whichever is greater, or (ii) less than 25.0 metres (82.02 feet): 25% of the depth of the <i>lot</i> .
<b>Minimum Side Setback</b>	1.22 metres (4 feet)
<b>Maximum Peak Height</b>	All <i>principal buildings</i> shall not exceed a <i>peak height</i> of: (i) in the case of a peaked roof, 10.97 metres (36 feet), or (ii) in the case of a roof having a pitch of 4:12 or less, 9.14 metres (30 feet).



## Duplex Residential Districts (RD-1)

### Detached Accessory Buildings Size

- 342 .20 All *detached accessory buildings* shall comply with the following:
- (a) The maximum permitted detached accessory area is 10% of the site area;
  - (b) The following is permitted in addition to the maximum detached accessory area:
    - (i) Up to 3.0 square metres (32 square feet) for externally accessed bicycle parking.
  - (c) shall not exceed one storey, and:
    - (i) in the case of a peaked roof, no portion of the roof shall exceed a height of 4.57 metres (15 feet), or
    - (ii) in the case of a roof having a pitch of 4:12 or less, no portion of the roof shall exceed a height of 3.6 metres (12 feet);
  - (d) shall not be located in the required front yard;
  - (e) shall not be located less than twice the width of the minimum required side setback from the window of a habitable room on an adjoining site unless such window is entirely above the roof line of the accessory building;
  - (f) if the detached structure is a garage or carport, it shall not be located closer to a lane than 6.71 metres (22 feet), less the width of such lane;
  - (g) if the detached structure is a swimming pool or swimming pool enclosure, shall not be less than 1.52 metres (5 feet) from side and rear site lines;
  - (h) shall not be less than 4.57 metres (15 feet) from the corner of the site at an intersection of a street and lane;
  - (i) shall not be less than 1.52 metres (5 feet) from any rear or side site line bounded by a street;
  - (j) where the site fronts a city collector, arterial or major road as identified on the New Westminster Master Transportation plan, but does not have access to a rear lane, the detached accessory building shall be sited not less than 3.65 metres (12 feet) from any rear site line;
  - (k) shall not have dormers; and
  - (l) shall contain no plumbing fixtures other than one toilet and one sink.





## Duplex Residential Districts (RD-1)

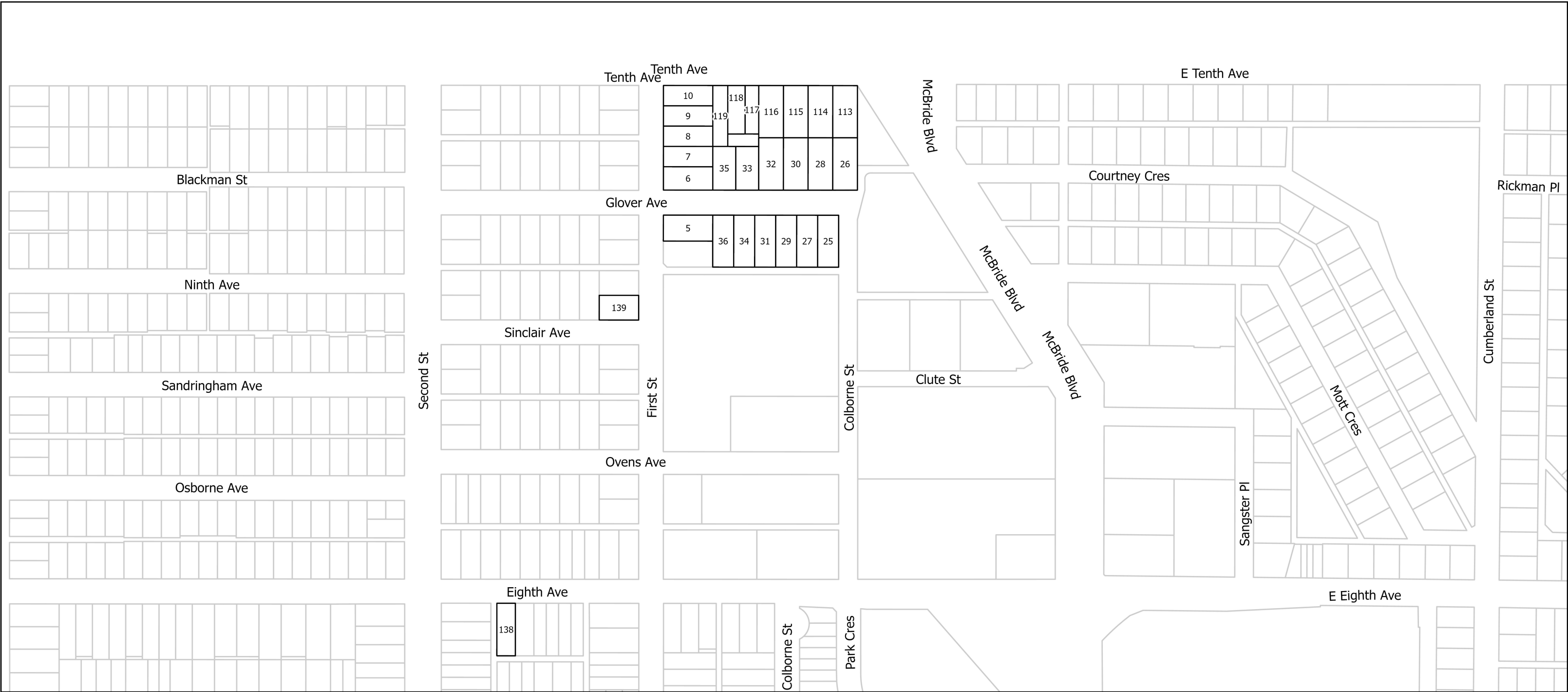
### Off-Street Parking and Loading Requirements

- 342 .21 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw except:
- (a) parking spaces may be provided adjacent to windows used for residential purposes;
  - (b) parking spaces may not be laid out such that a vehicle is required to reverse for more than 10.06 metres (33 feet) to access a highway, unless an on-site vehicle turnaround is required by this district;
- 342 .22 *Off-Street bicycle parking* shall be provided in accordance with the provisions of the Off-Street Bicycle Parking Regulations section of the Bylaw except:
- (a) *Long-term bicycle parking* spaces shall be provided in accordance with the below:
    - (i) 1.0 spaces per principal dwelling unit; and,
    - (ii) 1.0 spaces per secondary dwelling unit.
  - (b) *Long-term bicycle parking* spaces shall be secure and weather protected;
  - (c) Sections 150.8 to 150.11 (*long-term bicycle parking* minimum design standards) shall not apply.

**Schedule B to Zoning Amendment Bylaw No. 8453, 2024**

**Area to be Rezoned to Duplex Residential Districts (RD-1)**

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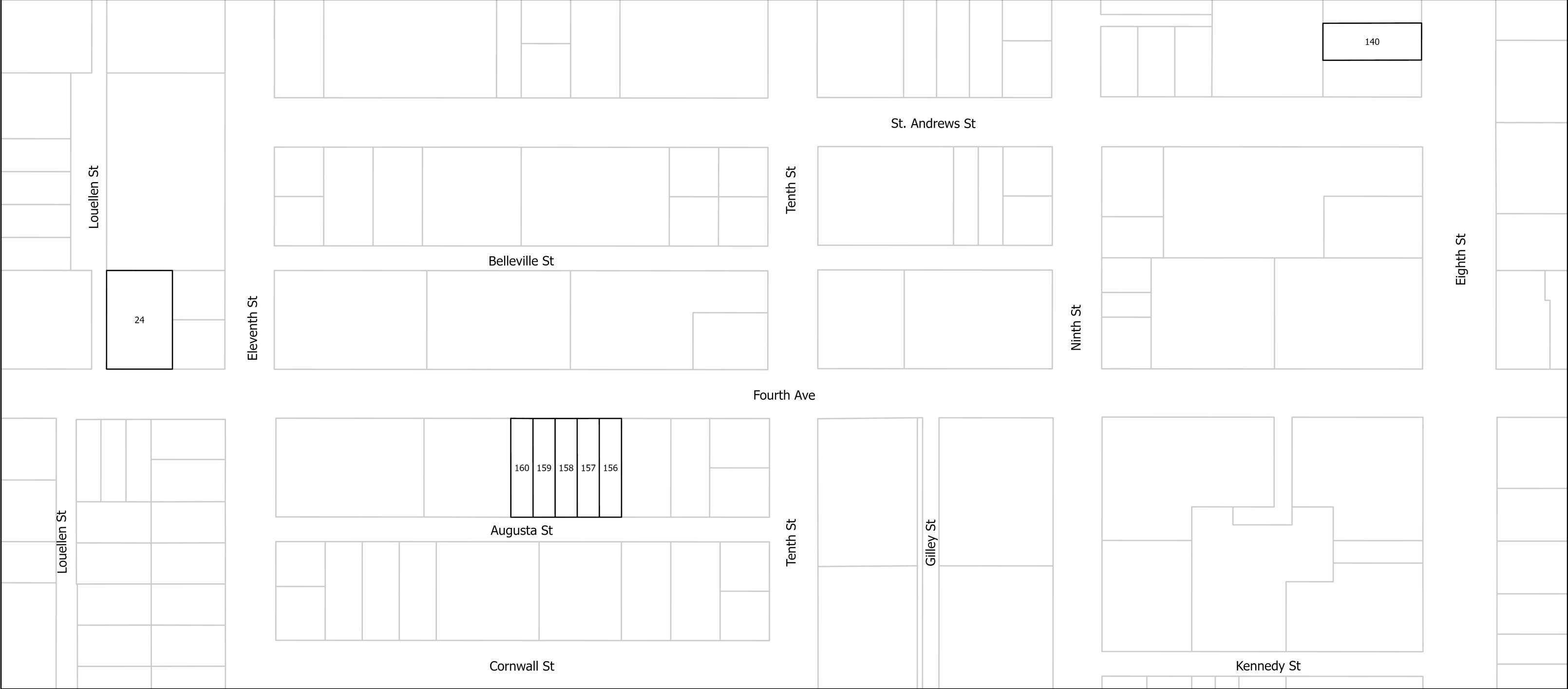
ID	ADDRESS	ID	ADDRESS
5	911 FIRST ST	33	91 GLOVER AVE
6	921 FIRST ST	34	92 GLOVER AVE
7	925 FIRST ST	35	95 GLOVER AVE
8	929 FIRST ST	36	96 GLOVER AVE
9	933 FIRST ST	113	32 TENTH AVE
10	937 FIRST ST	114	38 TENTH AVE
25	72 GLOVER AVE	115	42 TENTH AVE
26	75 GLOVER AVE	116	46 TENTH AVE
27	76 GLOVER AVE	117	50 TENTH AVE
28	79 GLOVER AVE	118	52 TENTH AVE
29	82 GLOVER AVE	119	54 TENTH AVE
30	83 GLOVER AVE	138	122 EIGHTH AVE
31	86 GLOVER AVE	139	902 FIRST ST
32	87 GLOVER AVE		





ID	ADDRESS	ID	ADDRESS	ID	ADDRESS	ID	ADDRESS	ID	ADDRESS	ID	ADDRESS	ID	ADDRESS
1	1214 EIGHTH AVE	23	533 FOURTEENTH ST	52	528 MCMARTIN ST	68	1301 SEVENTH AVE	84	1402 SIXTH AVE	100	1524 SIXTH AVE	123	529 THIRTEENTH ST
2	1218 EIGHTH AVE	37	1210 HAMILTON ST	53	1207 NANAIMO ST	69	1302 SEVENTH AVE	85	1404 SIXTH AVE	101	1528 SIXTH AVE	124	540 THIRTEENTH ST
3	1300 EIGHTH AVE	38	1212 HAMILTON ST	54	1211 NANAIMO ST	70	1303 SEVENTH AVE	86	1408 SIXTH AVE	102	1602 SIXTH AVE	125	610 THIRTEENTH ST
4	1304 EIGHTH AVE	39	1214 HAMILTON ST	55	1215 NANAIMO ST	71	526 SIXTEENTH ST	87	1410 SIXTH AVE	103	1606 SIXTH AVE	126	614 THIRTEENTH ST
11	509 FOURTEENTH ST	40	1215 HAMILTON ST	56	1219 NANAIMO ST	72	527 SIXTEENTH ST	88	1414 SIXTH AVE	104	1608 SIXTH AVE	127	620 THIRTEENTH ST
12	510 FOURTEENTH ST	41	1216 HAMILTON ST	57	1301 NANAIMO ST	73	528 SIXTEENTH ST	89	1416 SIXTH AVE	105	1612 SIXTH AVE	128	623 THIRTEENTH ST
13	513 FOURTEENTH ST	42	1218 HAMILTON ST	58	1305 NANAIMO ST	74	531 SIXTEENTH ST	90	REAR-1416 SIXTH AVE	106	1616 SIXTH AVE	129	624 THIRTEENTH ST
14	516 FOURTEENTH ST	43	1302 HAMILTON ST	59	1206 SEVENTH AVE	75	535 SIXTEENTH ST	91	1418 SIXTH AVE	107	1618 SIXTH AVE	130	627 THIRTEENTH ST
15	519 FOURTEENTH ST	44	1305 HAMILTON ST	60	1207 SEVENTH AVE	76	1212 SIXTH AVE	92	1420 SIXTH AVE	108	1620 SIXTH AVE	131	707 THIRTEENTH ST
16	520 FOURTEENTH ST	45	1306 HAMILTON ST	61	1209 SEVENTH AVE	77	1216 SIXTH AVE	93	1422 SIXTH AVE	109	1624 SIXTH AVE	132	713 THIRTEENTH ST
17	522 FOURTEENTH ST	46	511 HOLLAND ST	62	1210 SEVENTH AVE	78	1220 SIXTH AVE	94	1424 SIXTH AVE	110	1626 SIXTH AVE	133	719 THIRTEENTH ST
18	523 FOURTEENTH ST	47	515 HOLLAND ST	63	1211 SEVENTH AVE	79	1224 SIXTH AVE	95	1500 SIXTH AVE	111	1630 SIXTH AVE	134	724 THIRTEENTH ST
19	526 FOURTEENTH ST	48	519 HOLLAND ST	64	1213 SEVENTH AVE	80	1306 SIXTH AVE	96	1504 SIXTH AVE	112	1702 SIXTH AVE	135	727 THIRTEENTH ST
20	529 FOURTEENTH ST	49	521 HOLLAND ST	65	1214 SEVENTH AVE	81	1310 SIXTH AVE	97	1508 SIXTH AVE	120	507 THIRTEENTH ST	136	728 THIRTEENTH ST
21	530 FOURTEENTH ST	50	523 HOLLAND ST	66	1217 SEVENTH AVE	82	1314 SIXTH AVE	98	1512 SIXTH AVE	121	523 THIRTEENTH ST	137	734 THIRTEENTH ST
22	531 FOURTEENTH ST	51	529 HOLLAND ST	67	1221 SEVENTH AVE	83	1318 SIXTH AVE	99	1520 SIXTH AVE	122	525 THIRTEENTH ST	141	1203 NANAIMO ST





ID	ADDRESS
24	1109 FOURTH AVE
140	424 EIGHTH ST
156	1014 FOURTH AVE
157	1016 FOURTH AVE
158	1018 FOURTH AVE
159	1020 FOURTH AVE
160	1022 FOURTH AVE

