

**CORPORATION OF THE CITY OF NEW WESTMINSTER
ZONING AMENDMENT BYLAW (801 BOYD STREET)
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 24th day of June, 2024.

GIVEN SECOND READING THIS 24th day of June, 2024.

PUBLIC HEARING HELD THIS _____ day of _____, 2024.

GIVEN THIRD READING THIS _____ day of _____, 2024.

ADOPTED THIS _____ day of _____, 2024.

Mayor Patrick Johnstone

Hanieh Berg, Corporate Officer

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



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

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

1108 .2 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* shall be sited and sized according to the following:

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

Off-Street Parking and Loading Requirements

1108 .5 Off-street vehicle parking shall be provided in accordance with the Off-Street Parking Regulations of this bylaw, except that:

- The total minimum number of parking spaces shall be 20.
- The number of compact parking spaces shall not exceed 8.
- Two off-street parking spaces shall be equipped with Energized Level 2 outlets.



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

- 1108 .6 Accessible off-street parking shall be provided in accordance with the Accessible Off-Street Parking Regulations of this bylaw, except that the minimum number of accessible parking spaces shall be 2.
- 1108 .7 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.

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)**

