

CORPORATION OF THE CITY OF NEW WESTMINSTER  
ZONING AMENDMENT BYLAW (1005 EWEN AVENUE)  
NO. 8452, 2024

A Bylaw to Amend Zoning Bylaw No. 6680, 2001

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 (1005 Ewen Avenue) No. 8452, 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”,
3. Zoning Bylaw No. 6680, 2001 is amended by:
  - a) Adding as a new section, to be numbered section 1085, the regulations attached to this bylaw as Schedule A.
  - b) Changing the zoning designation of the Subject Lands from “C-1 Local Commercial Districts” to “Comprehensive Development District (1005 Ewen Avenue) (CD-85)”; and,
  - c) Updating the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to record this zoning change.

Public Hearing prohibited, notice published May 17 and May 23, 2024.

GIVEN FIRST READING this 27<sup>th</sup> day of May, 2024.

GIVEN SECOND READING this 27<sup>th</sup> day of May, 2024.

GIVEN THIRD READING this 27<sup>th</sup> day of May, 2024.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

MAYOR PATRICK JOHNSTONE

HANIEH BERG, CORPORATE OFFICER

**Schedule A to Zoning Amendment Bylaw No. 8452, 2024**  
**Comprehensive Development District (1005 Ewen Avenue)**  
**(CD-85)**

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**Certified to be a true and correct copy of**  
Bylaw No. 8452, 2024

at Third Reading

**Date Certification** July 9, 2024

H.W.  
~~Jacque Killewee, City Clerk~~  
Hanieh Berg, Corporate Officer

Approved pursuant to section 52(3)(a) of the Transportation Act

this 10th day of July, 2024



for Minister of Transportation



# Comprehensive Development District (1005 Ewen Avenue) CD-85

## 1085 Comprehensive Development District (1005 Ewen Avenue) (CD-85)

1085 .1 The intent of this district is to allow townhouse and duplex dwellings and, to a limited extent, commercial uses.

### Permitted Uses

1085 .2 The following principal and accessory uses are permitted in the CD-85 zoning district. For uses accompanied by a checkmark, there are 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
<i>Townhouses</i>	✓
<i>Duplexes</i>	✓
All uses permitted in the C-1 District	✓

  

Permitted Accessory Uses	Use Specific Regulations
<i>Uses accessory to any permitted principal uses provided uses are for the purposes of recreation, utility services, security and landscaping</i>	
<i>Home based businesses</i>	✓

### Conditions of Use

1085 .3 Commercial uses are only permitted within “BLDG #1”, as identified by the approved development permit plans.

1085 .4 *Business and professional offices* shall not be permitted on the ground floor of “BLDG #1”, with the exception of financial institutions, insurance brokerages, and real estate offices.

1085 .5 No *townhouse, duplex, or other residential use* shall be permitted within “BLDG #1”, as identified by the approved development permit plans.

1085 .6 Residential uses are only permitted provided that no portion of any storey partially or wholly constructed below the Flood Construction Level shall be used for residential purposes except for entrances and stairs to the habitable area of the residential units. For clarity, the parking and storage



# Comprehensive Development District (1005 Ewen Avenue) CD-85

of motor vehicles, entry closets, mechanical closets, and/or storage of bicycles shall not be considered a residential use.

- 1085 .7 All ground floor commercial uses shall adhere to the Official Community Plan Queensborough Main Street Development Permit Area Guidelines, as amended from time to time, in regards to creating “eyes on the street” through the use of transparent windows with no tint, reflective, or opaque glass.

## Density

- 1085 .8 Despite Section 120.82, for the purpose of this Schedule, floor space ratio shall mean the numerical factor determined by measuring the horizontal cross-sectional area of the principal building to the outside of the outer walls of the building at each storey and determining the total of all such areas, excluding any flood control area which consists of areas located at grade that are used solely for the purpose of the parking of automobiles and the provision of access to the residential unit.
- 1085 .9 The floor space ratio for residential purposes shall not exceed a factor of 0.65.
- 1085 .10 The floor space ratio for commercial purposes shall not exceed a factor of 0.07.

## Height

- 1085 .11 The height of a building used or intended to be used for commercial purposes shall not exceed a geodetic elevation of 9.9 metres (32.5 feet).
- 1085 .12 The height of a building used or intended to be used for residential purposes shall not exceed a geodetic elevation of 13.1 metres (43.0 feet).

## Front Yard

- 1085 .13 A front yard (Ewen Avenue) shall be provided of not less than 0.5 metres (1.6 feet).

## Rear Yard

- 1085 .14 A rear yard shall be provided of not less than 3.0 metres (9.8 feet).



# Comprehensive Development District (1005 Ewen Avenue) CD-85

## Side Yard

- 1085 .15 An exterior side yard (Howes Street) shall be provided of not less than 3.05 metres (10.0 feet).
- 1085 .16 An interior side yard shall be provided of not less than 1.5 metres (4.9 feet).

## Site Coverage

- 1085 .17 All principal buildings, in total, shall not cover more than 35% of the site area.

## Detached Accessory Building Regulations

- 1085 .18 *Detached accessory buildings:*
- a) shall not exceed one storey nor a height of 4.57 metres (15 feet) measured from the finished floor of the building;
  - b) shall not be located in any required yard;
  - c) shall no located not closer than a distance of 4.57 metres (15 feet) from the corner of the site at an intersection of a street and lane;
  - d) shall not cover more than 10% of the site area.

## Off-Street Parking and Loading Requirements

- 1085 .19 Off-street parking shall be provided in accordance with the Off-Street Parking Regulations section of this Bylaw except:
- a) a minimum of 6 commercial parking spaces shall be provided; and,
  - b) a parking space shall be permitted within 0.0 metres (0.0 feet) of a rear *site line*.
- 1085 .20 Off-street loading shall be provided in accordance with the Off-Street Loading Regulations section of the Bylaw except:
- a) the off-street loading space may be shared with a commercial parking space;

**Schedule B to Zoning Amendment Bylaw No 8452, 2024**

**Area to be Rezoned to Comprehensive Development District  
(1005 Ewen Avenue) (CD-85)**

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