

**CORPORATION OF THE CITY OF NEW WESTMINSTER**

**ZONING AMENDMENT BYLAW (1923 & 1927 MARINE WAY) NO. 8466, 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;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminister in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw (1923 & 1927 Marine Way) No. 8466, 2024."
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
  - a) Adding as Section 1111 the regulations attached to this Bylaw as Schedule "A";
  - b) Rezoning the lands which are situated within the City of New Westminister, British Columbia and included in the table below (as outlined in Schedule "B" of this Bylaw) from "Neighbourhood Single Detached Residential Districts (NR-2)" to "Comprehensive Development District (1923 & 1927 Marine Way) (CD-111)", and amending the Zoning Map annexed as Appendix "A" to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
1923 Marine Way	000-574-589	LOT 11 OF LOT 1 SUBURBAN BLOCK 9 PLAN 7954
1927 Marine Way	011-276-291	LOT 10 EXCEPT: PARCEL "A" (REFERENCE PLAN 31759); SUBURBAN BLOCK 9 PLAN 7954

PUBLIC NOTICE GIVEN THIS 28<sup>th</sup> day of June, 2024 and 4<sup>th</sup> day of July, 2024.

GIVEN FIRST READING this 8<sup>th</sup> day of July, 2024.

Bylaw No. 8466, 2024

GIVEN SECOND READING this 8<sup>th</sup> day of July, 2024.

GIVEN THIRD READING this 8<sup>th</sup> day of July, 2024.

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

Certified to be a true and correct copy of

Bylaw No. 8466, 2024

at Third Reading


Date Certification July 9, 2024

HMB

~~Jacques Gibeau, City Clerk~~  
Hanieh Berg, Corporate Officer

\_\_\_\_\_  
Mayor Patrick Johnstone

\_\_\_\_\_  
Hanieh Berg, Corporate Officer

Approved pursuant to section 52(3)(a) of the *Transportation Act*  
this 8<sup>th</sup> day of July, 2024  
  
Tyler Gaudy,  
Senior Development Officer  
for Minister of Transportation & Infrastructure

**Schedule "A" to Zoning Amendment Bylaw No. 8466, 2024**

**Comprehensive Development District (1923 & 1927 Marine Way) (CD-111)**



# Comprehensive Development District (1923 & 1927 Marine Way) (CD-111)

## 1111 Comprehensive Development District (1923 & 1927 Marine Way) (CD-111)

- 1111 .1 The intent of this zoning district is to allow a multiple unit residential rental development, or development reflecting the standards of Neighbourhood Single Detached Residential Districts (NR-2).
- 1111 .2 Unless developing an *apartment building* or *multiple dwelling* project, development of sites zoned CD-111 shall instead comply with the regulations and requirements of Neighbourhood Single Detached Residential Districts (NR-2).

### Permitted Principal and Accessory Uses

- 1111 .3 In addition to the permitted uses under the NR-2 schedule, the following principal and accessory uses are permitted in the CD-111 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>Apartment buildings or multiple dwellings</i>	✓

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i>	

### Conditions of Use

- 1111 .4 An *apartment building* or *multiple dwelling* use shall comply with the following:
  - (a) The tenure of dwelling units is limited to *residential rental tenure*;
  - (b) All dwelling units are secured by a Housing Agreement for the purposes of requiring ownership and operation by a non-profit society; ensuring the units would not be stratified; and ensuring the level of affordability is maintained for 60 years or the life of the building, whichever is greater.



# Comprehensive Development District (1923 & 1927 Marine Way) (CD-111)

- 1111 .5 An *apartment building* or *multiple dwelling* use is permitted only if the lot, parcel, or other area of land on which the use is located abuts both of the following:
- (a) Dedicated public lanes having a width not less than 6.0 metres (19.69 feet);
  - (b) A dedicated highway along the site frontage having a width sufficient to accommodate, to the reasonable satisfaction of the Director of Engineering, a sidewalk, boulevard, and all necessary municipal services to any relevant standards established by bylaw, provided that municipal services may be located within a statutory right-of-way registered in favour of the City, rather than a dedicated highway.

## Density

- 1111 .6 The *floor space ratio* for an *apartment building* or *multiple dwelling* use shall not exceed 4.0.
- 1111 .7 For certainty, any dedications of land shall be applied prior to calculating *floor space ratio*.

## Principal Building Envelope

- 1111 .8 All *principal buildings* and *structures* consisting of an *apartment building* or *multiple dwelling* use shall be sized and sited according to the following:

Regulation	Requirement
<b>Minimum Front Setback</b>	2.44 metres (8 feet)
<b>Minimum Rear Setback</b>	0.61 metres (2 feet)
<b>Minimum Side Setback</b>	2.44 metres (8 feet)
<b>Maximum Site Coverage</b>	No maximum site coverage
<b>Maximum Building Height</b>	12 storeys

- 1111 .9 The portion of the building used for a parkade may be permitted to extend into the side setbacks provided that it is compliant with the Multiple Unit Residential Development Permit Area guidelines.



# Comprehensive Development District (1923 & 1927 Marine Way) (CD-111)

## Family-Friendly Housing

1111 .10 The Family-Friendly Housing provisions under Section 190.21.3 of this Bylaw shall not apply.

## Off-Street Parking and Loading Requirements

1111 .11 *Off-street parking* shall be provided in accordance with the Off-Street Parking Regulations section of this Bylaw.

1111 .12 *Accessible off-street parking* shall be provided in accordance with the Accessible Off-Street Parking Regulations section of this Bylaw.

1111 .13 Off-street bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this Bylaw.

1111 .14 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. 8466, 2024

Map Showing Lands to be Rezoned

