

**CORPORATION OF THE CITY OF NEW WESTMINSTER  
Zoning Amendment Bylaw (Family Friendly Housing Policy) No. 8486, 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 (Family Friendly Housing Policy) No. 8486, 2024”.

**Amendments**

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

- a) Add section 120.44.2 with the following definition:

“**COMMON AMENITY AREA** means a non-commercial indoor area provided in conjunction with a *multiple dwelling* use and specifically designed for use by all residents living on-site for cultural, social and recreational activities and includes residential lobbies.”

- b) Delete and replace Section 120.82 a) with:

“The floor space located below the *height datum* or the natural grade of the site used for automobile parking, vehicular access, manoeuvring aisles, *residential storage space*, *bicycle storage facility*, elevators or stairs;”

- c) Delete and replace Section 120.82 g) with:

“*Common amenity areas* up to 5% of *gross floor area*;”

- d) Add Section 120.82 j) with:

“The floor area of rooftop access structures, considered only to be open or enclosed stairways or elevators, at the roof level only, if they provide access to common outdoor amenity areas.”

- e) Add Section 120.159.2.1.1 with:

**“RESIDENTIAL STORAGE SPACE** means floor area within a *multiple dwelling* building, used to store personal items such as recreation equipment, tires, barbecues, suitcases, miscellaneous household articles, and similar items, but does not include a *bicycle locker*.”

- f) Delete and replace Section 190.21.2 with:

“With the exception of *multiple dwellings* in which all dwelling units are *secured rental residential units*, all *multiple dwellings* that have been subdivided under the Strata Property Act shall include a minimum 40% two-bedroom and three-bedroom *dwelling units*, and at least 15% of the total *dwelling units* shall have three bedrooms or more.”

- g) Delete and replace Section 190.21.3 with:

“All *multiple dwellings* in which all *dwelling units* are *secured rental residential units* shall include a minimum of 30% two-bedroom and three-bedroom *dwelling units*, and at least 10% of the total *dwelling units* shall have three bedrooms or more, except that on November 18, 2026 all *multiple dwellings* that are *secured rental residential units* shall include a minimum of 35% two-bedroom and three-bedroom *dwelling units*, and at least 10% of total *dwelling units* shall have three bedrooms or more.”

- h) Add Section 190.21.4.2 with:

“Notwithstanding sections 190.21.2 to 190.21.3, the following developments are not required to comply with Family Friendly Housing requirements:

1. Ground-oriented infill and townhouse projects;
2. Projects proposing fewer than 10 *dwelling units*;
3. Projects proposing to add fewer than 10 *dwelling units* to an existing *multiple dwelling*; and,
4. Affordable (e.g., below-market or non-market *secured rental residential units*), *supportive housing* and/or *transitional housing* projects that are government or non-profit owned and operated.”

- i) Add Section 190.21.4.3 with:

“Existing *multiple dwelling* buildings constructed prior to the effective date of the Family Friendly Housing Policy shall not be required to retroactively comply with section 190.21.2 or 190.21.3.”

## j) Add Section 190.21.4.4. with:

“Where more than 10 cumulative *dwelling units* are proposed to be added to an existing *multiple dwelling* building, through a singular or successive (multiple) cumulative applications and regardless of whether new units are created through the conversion of existing floor space or addition of new floor space, only the newly proposed units shall be required to comply with section 190.21.2 or 190.21.3.”

## k) Delete and replace Section 190.25 a) with:

“Each *dwelling unit* containing one bedroom shall have a minimum floor area of 46.45 square metres (500 square feet) except that in an elderly citizens' home this floor area may be reduced to not less than 41.81 square metres (450 square feet) conditional upon satisfactory communal recreational space being provided within a building, or portion of a building, on the same site having a floor area of not less than 4.65 square metres (50 square feet) for each *dwelling unit*.”

## l) Add Section 190.25 f) with:

“Each *dwelling unit* containing two bedrooms shall have a minimum floor area of 70 square metres (753.5 square feet) except that for *secured rental residential units* containing two bedrooms this floor area may be reduced to 65 square metres (699.7 square feet);”

## m) Add Section 190.25 g) with:

“Each *dwelling unit* containing three bedrooms or more shall have a minimum floor area of 84 square metres (904.2 square feet) except that for *secured rental residential units* containing three bedrooms or more this floor area may be reduced to 80 square metres (861.1 square feet);”

## n) Add Section 190.25 h) with:

“Affordable (e.g., below- market or non-market *secured rental residential units*), *supportive housing* and/or *transitional housing* projects that are government or non-profit owned and operated, are not required to comply with sections 190.25 f) and/or g).”

### 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 not held, notice published October 25 and  
October 31 2024.

GIVEN FIRST READING this 4<sup>th</sup> day of November 2024.

GIVEN SECOND READING this 4<sup>th</sup> day of November 2024.

GIVEN THIRD READING this 4<sup>th</sup> day of November 2024.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed  
this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

**Certified to be a true and correct copy of**

Bylaw No. 8486, 2024  
at third reading

Date Certification November 5, 2024

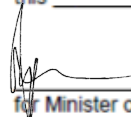


~~Jacques Killawee, City Clerk~~

Marius Miklea, Assistant Corporate  
Officer

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PATRICK JOHNSTONE, MAYOR

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

Approved pursuant to section 52(3)(a) of the *Transportation Act*  
this 5<sup>th</sup> day of November, 2024  
  
Tyler Gaudry  
Sr. Development Officer  
for Minister of Transportation & Infrastructure