

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING BYLAW NO. 6680, 2001, AMENDMENT BYLAW (NON-PROFIT HOUSING DEVELOPMENT) NO. 8502, 2025

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 Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Bylaw No. 6680, 2001, Amendment Bylaw (Non-Profit Housing Development) No. 8502, 2025”.

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

a) Adding the following under Section 120 (Definitions):

120.136.0.1 **NON-PROFIT HOUSING DEVELOPMENT** means a housing development that is subject to a legal agreement securing affordability and is either:

a) Providing *Residential Rental Tenure* housing that is owned and operated by a non-profit organization registered under the *Societies Act*, or government agency; or

b) Providing housing that is owned and operated by a housing cooperative, within the meaning of the *Cooperative Association Act*, that is not-for-profit.

120.201.1 **STREET AND TRAFFIC BYLAW** means City of New Westminster Street and Traffic Bylaw No. 7664, 2015, as amended or replaced from time to time.

120.204.1 **SUBDIVISION AND DEVELOPMENT CONTROL BYLAW** means City of New Westminster Subdivision and Development Control Bylaw No. 7142, 2007 as amended or replaced from time to time.

- b) Adding the following under Section 190 (General Regulations):

Non-Profit Housing Development

Permitted Uses

- 190.54.1 Notwithstanding any other provision of this Bylaw, *non-profit housing development* is a permitted principal use on all parcels designated as (RM) Residential – Multiple Unit Buildings in the City of New Westminster’s Official Community Plan, as amended.
- 190.54.2 The following uses are permitted as accessory uses to a *non-profit housing development* if they meet the Conditions of Use outlined in Sections 190.56 and 190.57 of this Zoning Bylaw:
- a) *Child Care* in accordance with Section 170.13 of this Zoning Bylaw;
 - b) *Home based businesses*; and,
 - c) *Place of Worship*.

Conditions of Use

- 190.54.3 Accessory uses listed in Section 190.54.2 of this Zoning Bylaw shall be limited to ground floor only.
- 190.54.4 Notwithstanding Section 190.54.2, a *place of worship* shall be limited to ground floor only, and a maximum seating capacity of 50 seats.
- 190.54.5 A *non-profit housing development* fronting a major road network, arterial, or collector road, as designated in the *Street and Traffic Bylaw*, is permitted only if the site has access to:
- a) A local road; or
 - b) A lane that meets the design standards in the *Subdivision and Development Control Bylaw*.

Site Coverage

- 190.54.6 All buildings, in total, shall not cover more than seventy percent (70%) of the site area.

Density

- 190.54.7 The floor space ratio shall not exceed 2.75.

Building Height

190.54.8 The height of a building shall not exceed six storeys.

Front Yard

190.54.9 A front yard shall be provided of not less than 4.5 metres in depth.

Rear Yard

190.54.10 A rear yard shall be provided of not less than 6 metres in depth.

Interior Side Yard

190.54.11 An interior side yard shall be provided of not less than 3 metres in depth.

Exterior Side Yard

190.54.12 An exterior side yard shall be provided of not less than 4.5 metres in depth.

- c) Amending the table in Section 140.9 (Residential Off-Street Parking Space Requirements) by adding the following rows after the row “**Multiple Dwellings – Sites** located within 250 metres of a *Frequent Transit Network*”:

140.9

<p>Non-Profit Housing Development – Sites located within 250 metres of a <i>Frequent Transit Network</i></p>	<p>0.5 spaces per <i>dwelling unit</i> 0.1 spaces per <i>dwelling unit</i> for visitor parking</p>
<p>Non-Profit Housing Development</p>	<p>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 space per <i>dwelling unit</i> with three or more bedrooms 0.1 spaces per <i>dwelling unit</i> for visitor parking</p>

- d) Amending the table in Section 145.4 (Accessible Off-Street Parking Space Requirements) by adding the following row after the row “***Multiple Dwellings***”:

145.4

<i>Non-Profit Housing Development</i>	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
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- e) Amending the table in Section 150.3 (Residential Bicycle Parking Requirements) by adding the following row after the row “***Multiple Dwelling Uses for Elderly Citizen’s Homes and Supportive Housing***”:

150.3

<i>Non-Profit Housing Development</i>	1.0 space per <i>dwelling unit</i>	0-19 units: 2 spaces 20-59 units: 6 spaces 60-99 units: 9 spaces 100 or more units: 12 spaces
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- f) Amending the table in Section 160.3 (Required Number of Off-Street Loading Spaces) by adding the following row after the row “***Multiple Dwelling***”:

160.3

<i>Non-Profit Housing Development</i>	One loading space per <i>building</i> for <i>buildings</i> with more than 30 <i>dwelling units</i> . <u>Exception:</u> An off-street loading space is not required if the <i>non-profit housing development</i> has <i>off-street parking spaces</i> provided adjacent to each <i>dwelling unit</i> .
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- g) Amending Section 160.4 to state the following:

160.4 Notwithstanding the requirements above, an off-street loading space for *multiple dwelling* and *non-profit housing development* uses can be shared with a visitor parking space, provided the property owner can demonstrate access and functionality to the satisfaction of the Director of Engineering.

PUBLIC HEARING NOT HELD; NOTICE GIVEN this _____ day of _____, 2025 and _____ day of _____, 2025.

GIVEN FIRST READING this _____ day of _____, 2025.

GIVEN SECOND READING this _____ day of _____, 2025.

GIVEN THIRD READING this _____ day of _____, 2025.

ADOPTED this _____ day of _____, 2025.

MAYOR PATRICK JOHNSTONE

HANIEH BERG, CORPORATE OFFICER