



Attachment 1
Zoning Bylaw No. 6680, 2001,
Storage Amendments Bylaw No. 8518, 2025

CORPORATION OF THE CITY OF NEW WESTMINSTER

Zoning Bylaw No. 6680, 2001, Storage Amendments Bylaw No. 8518, 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 Westminister in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Bylaw No. 6680, 2001, Storage Amendments Bylaw No. 8518, 2025”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding section 190.21.3.1 with:

190.21.3.1 All *multiple dwellings* shall include a minimum of 3.7 square metres (39.8 square feet) of *residential storage space* per *dwelling unit*, which may be provided within the *dwelling unit* or in a common bulk storage room(s) within the *multiple dwelling* building.
 - b) Adding section 190.21.3.2 with:

190.21.3.2 Where *residential storage space* is provided within the *dwelling unit*, the following requirements shall apply:

 - a) *Residential storage space* must be provided in a single room with a minimum floor-to-ceiling height of 2.1 metres (6.9 feet), and a minimum clear horizontal dimension of 1.2 metres (3.9 feet) in all directions;
 - b) *Residential storage space* must be accessed from a common area or hallway within the *dwelling unit*; and,
 - c) *Residential storage space* must not contain windows.
 - c) Adding section 190.21.3.3 with:

190.21.3.3 Where *residential storage space* is provided in a common bulk storage room(s), the following requirements shall apply:

- a) *Residential storage space* must have a minimum floor-to-ceiling height of 2.1 metres (6.9 feet), and a minimum clear horizontal dimension of 1.2 metres (3.9 feet) in all directions.
- d) Amending section 190.21.4 by deleting “190.21.2 and 190.21.3 above” and replacing it with “190.21.2, 190.21.3, and 190.21.3.1 above”.
- e) Amending section 190.21.4.2 by deleting “190.21.2 to 190.21.3” and replacing it with “190.21.2, 190.21.3, and 190.21.3.1”.
- f) Amending section 190.21.4.3 by deleting “190.21.2 or 190.21.3” and replacing it with “190.21.2, 190.21.3, and 190.21.3.1”.
- g) Amending section 190.21.4.4 by deleting “190.21.2 or 190.21.3” and replacing it with “190.21.2, 190.21.3, and 190.21.3.1”.
- h) Amending section 562.10 by deleting “, mini storage buildings”.
- i) Deleting section 710.37.
- j) Adding the heading “Floor Space Ratio” after section 710.74 and, after this heading, adding the following:

710.74.1 The floor space ratio shall not exceed 5.0 FSR.

- k) Deleting section 750.11.
- l) After section 710.75, replacing the heading “Front Yard” with “Building Setbacks”, and, after this heading deleting the existing 710.76 and adding the following:

710.76 Setbacks shall be provided of not less than:

Regulation	Required Setback	Setback Above 12.24 metres (50 feet)
Front Setback	3.05 metres (10 feet)	7.62 metres (25 feet)
Rear Setback	3.05 metres (10 feet)	6.10 metres (20 feet)
Side Setback	3.05 metres (10 feet)	7.62 metres (25 feet)

- m) Deleting the heading “Rear Yard” and section 710.77.
- n) Deleting the heading “Side Yards” and section 710.78.

- o) Adding the heading “Floor Space Ratio” after section 750.26 and, after this heading, adding the following:

750.26.1 The floor space ratio shall not exceed 5.0 FSR.

- p) After section 750.27, replacing the heading “Front Yard” with “Building Setbacks” and, after this heading deleting the existing 750.28 and adding the following:

750.28 Setbacks shall be provided of not less than:

Street Frontage	Required Setback	Setback Above 15.24 metres (50 feet)
Tenth Avenue	4.57 metres (15 feet)	7.62 metres (25 feet)
Eleventh Avenue	4.57 metres (15 feet)	7.62 metres (25 feet)
Auckland Street	3.05 metres (10 feet)	6.10 metres (20 feet)
Quebec Street	3.05 metres (10 feet)	4.57 metres (15 feet)
Royal Avenue	3.05 metres (10 feet)	7.62 metres (25 feet)
Interior Property Line	Not required	3.05 metres (10 feet)

- q) Deleting the heading “Rear Yard” and section 750.29.
- r) Deleting the heading “Side Yards” and section 750.30.

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 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