

CORPORATION OF THE CITY OF NEW WESTMINSTER

Zoning Bylaw No. 6680, 2001, Miscellaneous Amendments Bylaw No. 8495, 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, Miscellaneous Amendments Bylaw No. 8495, 2025".
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Delete and replace section 310.21 (a) and section 320.31 (a) with:

"shall not exceed one *storey*, nor the following maximum *building heights*, as measured from the finished floor of the detached accessory building:"
 - b) Delete and replace section 310.19 (a) with:

"shall not exceed a *detached accessory area* of 89 square metres (958 square feet) in area plus any increases in area permitted in section 310.19.1;"
 - c) Delete and replace section 320.29 (a) with:

"shall not exceed a *detached accessory area* of 89 square metres (958 square feet) in area plus any increases in area permitted in section 320.29.1;"
 - d) Delete and replace the definition of "microbrewery, winery, and distillery" in section 1052.9 with:

"microbrewery, winery, and distillery" means a premises, licensed under the *Liquor Control and Licensing Act*, on which there is manufacturing of beer, ale, cider, wine, or spirits for the sale of business customers and shall include ancillary retail sale of these liquor products and related non-liquor products to the public within the manufacturer's store and lounge provided that their combined floor area and any outdoor lounge patio area do not exceed the manufacturing floor area;"

- e) Delete and replace section 190.29 n) ii. with

“provide a window well or a localized depression with a width (horizontal distance perpendicular away from the exterior edge of a building wall) of at least 1.22 metres (4 feet) and which is open to above and not covered by other *structures* such as decks or grates.”

- f) Replace subsection number “120.82 j)” with “120.82 i)”

- g) Add sub-section number 190.25.1, following the header “Requirements for Transitional and Supportive Housing”, to state:

“190.25.1 all *transitional* and *supportive housing units* shall comply with the following:”

- h) Add section 405.4.1 with the following:

“Despite section 405.4, the total *floor space ratio* inclusive of *basement* may be increased by:

- (a) 0.03 if the *principal building(s)* meet Step 4 of the *Energy Step Code*; or
- (b) 0.05 if the *principal building(s)* meet Step 5 of the *Energy Step Code*, or is a *Passive House*.”

- i) Add section 120.217.1 with the following:

“**WHOLESALE** means the use of a *building* where goods, wares, merchandise, substances, articles or things are sold in bulk to retailers or to businesses, institutions or government agencies for their own use or for resale and does not include the sale of goods directly to the consumer.”

- j) Delete and replace section 417.19 with:

“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(s)* 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.”

- k) Delete and replace section 418.20 with:

“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(s)* 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.”

- l) Delete and replace section 419.20 with:

“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(s)* 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.”

- m) In section 190.28, delete subsections b), d), j), l), o), and p) i).

- n) Delete and replace section 170.14, including subsections a) through d), with:

“An *Accessory Recycling Return Centre* shall be permitted in all zones which allow *retail stores* as a permitted use and shall not exceed 278.70 square metres (3,000 square feet) in *net floor area*.”

- o) Delete and replace section 190.54.2 with:

“The following uses are permitted as *accessory uses* to a *non-profit housing development* if they meet the Conditions of Use outlined in Sections 190.54.3 to 190.54.5 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*.”

- p) Delete and replace section 710.73, 720.37, 740.21 with:

“Warehousing, *wholesaling* and indoor storage”

- q) In section 520.2, delete “wholesaling” from the “Permitted Principal Uses” table.

- r) Delete and replace section 120.200 with:

“STOREY means the portion of a *building* included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between such floor and the ceiling above it. A storey shall include *cellar*,

basement, mezzanine, first floor, second floor, and every other type of *storey*, above or below grade, but shall not include a) an undeveloped area with a clear vertical height from a floor to a ceiling of 4 feet (1.22 metres) or less to which there is no permanent means of access or b) a crawl space in Queensborough required to meet flood covenant requirements”

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