

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 Westminster 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) Amending section 562.10 by deleting “, mini storage buildings”.

b) Amending section 710.37, after “*Mini storage buildings*” adding the following:

limited to the location at 1084 Tanaka Court (Legal Description: LOT A DISTRICT LOTS 757 AND 758 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP88624; PID: 030-691-893);

c) 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.

d) 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)

- e) Deleting the heading “Rear Yard” and section 710.77.
- f) Deleting the heading “Side Yards” and section 710.78.
- g) Deleting section 750.11.
- h) Adding new section 750.16.2 as follows:

Mini storage buildings limited to the location at 1013 Royal Avenue (Legal Description: LOT 4 EXCEPT: THE WESTERLY 30 FEET; LOT 6 BLOCK 36 PLAN 2853; PID: 010-745-963); 1017 Royal Avenue (Legal Descriptions: EAST HALF OF LOT 3 OF LOT 6 BLOCK 36 PLAN 2853; PID: 010-745-874, and WESTERLY 30 FEET OF LOT 4 OF LOT 6 BLOCK 36 PLAN 2853 SAID WESTERLY 30 FEET OF LOT 4 HAVING A FRONTAGE OF 30 FEET ON ROYAL AVENUE AND 30 FEET ON QUEBEC STREET; PID: 010-745-904); and 1019 Royal Avenue (Legal Description: WEST HALF OF LOT 3 OF LOT 6 BLOCK 36 PLAN 2853; PID: 010-745-866);

- i) 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.

- j) 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)

- k) Deleting the heading “Rear Yard” and section 750.29.
- l) 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