



## Attachment 1

*Zoning Bylaw No. 6680, 2021,  
Amendment Bylaw No. 8394, 2025*

**CORPORATION OF THE CITY OF NEW WESTMINSTER****ZONING BYLAW NO. 6680, 2001, AMENDMENT BYLAW (102-128 EAST EIGHTH AVENUE AND 721 CUMBERLAND STREET) NO. 8394, 2025**

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

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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;

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 (102-128 East Eighth Avenue and 721 Cumberland Street) No. 8394, 2025.”
2. The Lands that are subject to this bylaw are referred to by parcel identifier and legal description, and shown as outlined in bold on the map attached to this bylaw as Schedule B, and are referred to in this bylaw as the “Subject Lands”.
3. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
  - a) Adding as a new section, to be numbered section 1118 the regulations attached to this bylaw as Schedule A.
  - b) Changing the zoning designation of the Subject Lands from “Single Detached Residential Districts (RS-1)” to “Comprehensive Development District (102-128 East Eighth Avenue & 721 Cumberland Street) (CD-118)”
  - c) Updating the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to record this zoning change.

Public Hearing prohibited, notice published \_\_\_\_\_ and \_\_\_\_\_, 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

**Schedule A to Zoning Bylaw No. 6680, 2001, Amendment Bylaw No. 8394, 2025**

**Comprehensive Development District (102-128 East Eighth Avenue and 721  
Cumberland Street) (CD-118)**

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# Comprehensive Development District (102-128 East Eighth Avenue & 721 Cumberland Street) (CD-118)

## 1118 Comprehensive Development District (102-128 East Eighth Avenue & 721 Cumberland Street) (CD-118)

- 1118 .1 The intent of this district is to, in combination with the design guidelines for infill townhouses within the Official Community Plan, allow infill townhouses that integrate well into existing residential neighbourhoods.

### Permitted Uses

- 1118 .2 The following *principal* and *accessory uses* are permitted in the CD-118 zoning district. For uses accompanied by a checkmark, there are either Use Specific Regulations in the Conditions of Use within this zoning district or within the General Regulations or Special Conditions Sections of this bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>Single detached dwellings;</i>	✓
<i>Townhouses;</i>	

Permitted Accessory Uses	Use Specific Regulations
<i>Uses accessory to any permitted principal uses;</i>	✓
<i>Home based businesses;</i>	✓

### Conditions of Use

- 1118 .3 A *single detached dwelling* shall conform to the regulations in the RS-2 zoning district.

### Definitions

- 1118 .4 Despite definitions elsewhere in the Bylaw, the following shall be defined as noted below for the purposes of this Zoning District:
- 1118 .5 **Building height** means the vertical distance as measured from averaged, existing grade at the four corners of the building to the highest point of the building.



# Comprehensive Development District (102-128 East Eighth Avenue & 721 Cumberland Street) (CD-118)

## Density

- 1118 .6 The *floor space ratio* for the principal buildings shall not exceed 1.03.
- 1118 .7 Notwithstanding s. 1118.4, the maximum *floor space ratio* for the principal buildings may be increased by 0.02 if the buildings meet Step 5 of the *Energy Step Code*.
- 1118 .8 A basement shall not extend beyond the walls of the storey above.
- 1118 .9 For the purposes of this district, basement shall mean the lowest storey of a unit which, on the side of the unit with the highest existing grade level, shall not, at any point along that side of the unit, be more than 1 metre (3.28 feet) above the existing grade level.

## Principal Building Envelope

- 1118 .10 All *principal buildings* and *structures* shall be sited and sized according to the following:

Regulation	Podium
Minimum <i>front setback</i> (East Eighth Avenue)	4.27 metres (14 feet)
Minimum <i>side setback</i> (Cumberland Street)	1.83 metres (6 feet)
Minimum <i>side setback</i> (York Street)	1.83 metres (6 feet)
Minimum <i>rear setback</i> (lane)	7.62 metres (25 feet)
Maximum <i>building height</i>	10.67 metres (35 feet)
Maximum <i>site coverage</i>	41%

## Detached Accessory Building Regulations

- 1118 .11 *Detached accessory buildings*:
- a) shall not cover more than fifteen percent (15%) of the *site* area;
  - b) shall not exceed one *storey*;
  - c) shall not be located in the required *front yard*;
  - d) shall not exceed 3.6 metres (12 feet) measured from the finished floor to the highest point of the building;



## Comprehensive Development District (102-128 East Eighth Avenue & 721 Cumberland Street) (CD-118)

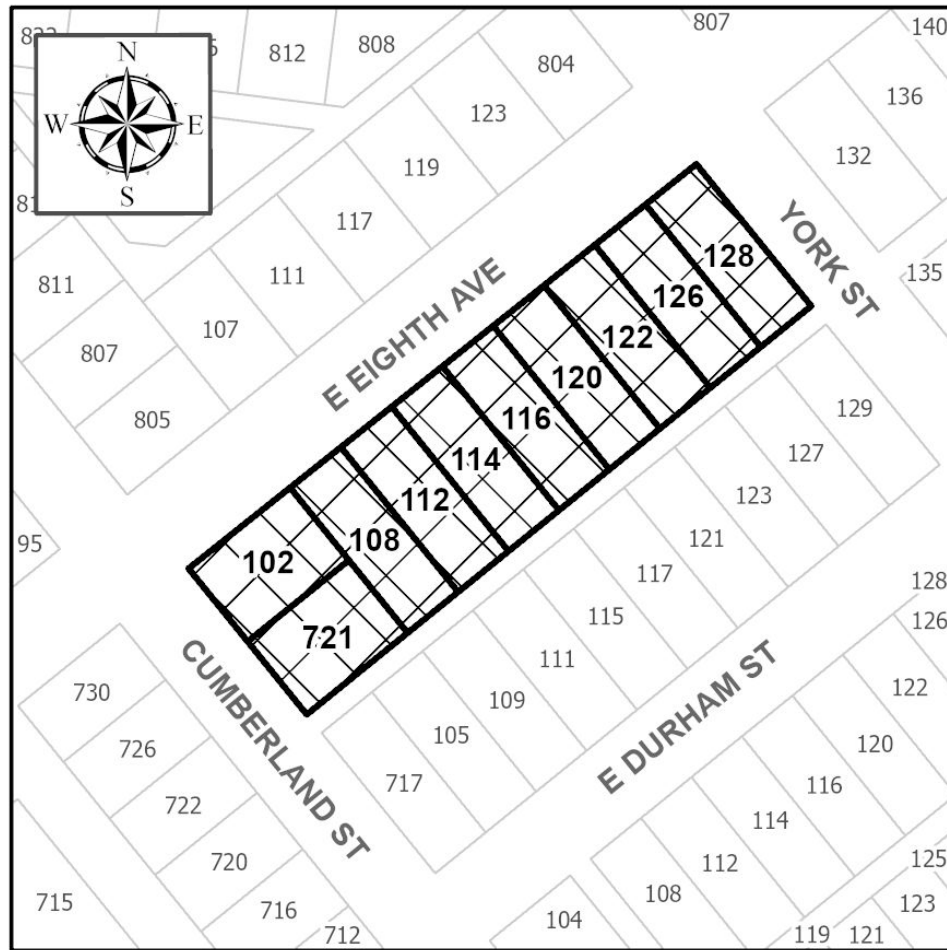
- e) shall not be enclosed on more than two sides, excluding the roof;
- f) shall not have dormers;
- g) shall not be located closer than 1 metre (3.28 feet) from the *principal building(s)*;
- h) in the case of a carport, where the vehicle entry faces the *lane*, shall not be located closer to a *lane* than 6.71 metres (22 feet), less the width of such a *lane*; and,
- i) shall not be located closer than 4.57 metres (15 feet) from the corner of a *site* at an intersection of streets, at the intersection of lanes or at the intersection of lanes or at the intersection of a street and a *lane*.

### Off-Street Parking and Loading Requirements

- 1118 .12 Off-street parking shall be provided in accordance with the Off-Street Parking Regulation section of this Bylaw except:
- a) parking shall not be permitted in the *front yard*;
  - b) one off-street loading space shall be required per *site*; and
  - c) notwithstanding the requirements in (d), the required off-street loading space may be shared with a visitor parking space provided a restrictive covenant is registered on title to the property, to the satisfaction of the *Director of Engineering*, to ensure the shared loading and visitor *parking spaces* are reserved and maintained for the uses for which they are required.
- 1118 .13 The Scooter provisions in Section 145.2 of the Zoning Bylaw shall not apply.

**Schedule B to Zoning Bylaw No. 6680, 2001, Amendment Bylaw No. 8394, 2025****Area to be Rezoned to Comprehensive Development District (102-128 East Eighth Avenue and 721 Cumberland Street) (CD-118)**

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**Legal Descriptions for the Area to be Rezoned**

<b>Parcel Identifier</b>	<b>Legal Description</b>
005-085-063	LOT 28 EXCEPT: SOUTHERLY 8 FEET, OF LOT 13 SUBURBAN BLOCK 4 PLAN 2620
012-369-390	LOT 23 EXCEPT: SOUTHERLY 8 FEET, OF LOT 13 SUBURBAN BLOCK 4 PLAN 2620
013-331-868	LOT 24 EXCEPT: SOUTHERLY 8 FEET, OF LOT 13 SUBURBAN BLOCK 4 PLAN 2620
001-234-790	LOT 25 EXCEPT: SOUTHERLY 8 FEET, OF LOT 13 SUBURBAN BLOCK 4 PLAN 2620
008-308-225	LOT 26 EXCEPT: THE SOUTHERLY 8 FEET; OF LOT 13 SUBURBAN BLOCK 4 PLAN 2620
013-331-884	LOT 27 EXCEPT: SOUTHERLY 8 FEET, OF LOT 13 SUBURBAN BLOCK 4 PLAN 2620
002-627-621	LOT 29 EXCEPT: SOUTHERLY 8 FEET, OF LOT 13 SUBURBAN BLOCK 4 PLAN 2620
006-117-643	LOT 30 EXCEPT: SOUTH 8 FEET, OF LOT 13 SUBURBAN BLOCK 4 PLAN 2620
008-822-328	LOT 61 SUBURBAN BLOCK 4 PLAN 20449
008-822-379	LOT 62 SUBURBAN BLOCK 4 PLAN 20449