

**CORPORATION OF THE CITY OF NEW WESTMINSTER  
BYLAW NO. 8524, 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;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

**Citation**

1. This Bylaw may be cited for all purposes as "Zoning Bylaw No. 6680, 2001, Amendment Bylaw (Townhouse Zoning Update) No. 8524, 2025".

**Amendments**

2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
  - a) Amend 120.44.2 by deleting and replacing with the following definition:

**"COMMON AMENITY AREA** means a non-commercial indoor area provided in conjunction with a *multiple dwelling* or *townhouse* use and specifically designed for use by all residents living on-site for cultural, social and recreational activities and includes residential lobbies."
  - b) Amend 120.82 Part b) by deleting and replacing with the following definition:

"The floor space located above the *height datum* or the natural grade of the site used for required vehicle parking, vehicular access, manoeuvring aisles, *bicycle storage facility* and elevator or stairs providing access exclusively thereto excluding *townhouse* or *row house*;"
  - c) Amend 120.82 Part c) by deleting and replacing with the following definition:

"The floor space of all portions of *cellars* or *basements* located below the *height datum* or the natural grade of the site to be used for storage lockers, laundry rooms, or containment of garbage in a purpose designed multiple *dwelling* excluding *duplex*, *townhouse* or *row house*;"
  - d) Amend 120.82 Part d) by deleting and replacing with the following definition:

“The floor space of all areas below datum or the natural grade of the site used for mechanical, heating, ventilating, or air conditioning equipment excluding *duplex or townhouse or row house*;”

- e) Amend 120.82 Part e) by deleting and replacing with the following definition:

“The floor space of those portions of a building or buildings above the *height datum* used for mechanical purposes including elevator penthouses, but not to exceed an area equal to ten percent (10%) of the *site coverage* excluding *duplex, townhouse or row house*;”

- f) Amend 120.136 by deleting and replacing with the following definition:

“**MULTIPLE DWELLING** means a building, or portion of a building, containing three or more principal *dwelling units, housekeeping units, dormitory units or sleeping units* or combination thereof, but for the purposes of sections 140-160 does not include *townhouses*.”

- g) Add section 120.143.1 with the following definition:

“**PERVIOUS SITE COVERAGE** means an area of land that allows the infiltration of water into the soil, minimizing the amount of water that runs or flows off surfaces. This includes lawn and live landscaping and may include gravel, rocks, wood chips and bark mulch where situated over soil or a porous sub-base.”

- h) Amend 120.159.2.1.1 by deleting and replacing with the following definition:

“**RESIDENTIAL STORAGE SPACE** means floor area within a *multiple dwelling or townhouse building*, used to store personal items such as recreation equipment, tires, barbecues, suitcases, miscellaneous household articles, and similar items, but does not include a *bicycle locker*.”

- i) Amend 120.207 by deleting and replacing with the following definition:

“**TOWNHOUSE** means a *residential use* comprising three or more *dwelling units* separated from another by party walls, where the units are side-by-side or back-to-back, with each principal *dwelling unit* having a separate, direct entrance to outside without an enclosed corridor, and for the purposes of sections 140-160 does not include *multiple dwelling*.”

- j) Amend the table in section 140.9 (Residential Off-Street Parking Space Requirements) by deleting and replacing the row “**Infill Townhouse / Row House**” with the following:

<b><i>Townhouse and Row House – Sites located in Mainland New Westminster</i></b>	1.0 space per principal <i>dwelling unit</i>  0.5 spaces per <i>secondary suite</i>  0.1 spaces per principal <i>dwelling unit</i> for visitor parking, on sites with 10 or more principal <i>dwelling units</i> except that visitor parking is not required for units in a non-stratified development
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- k) Amend the table in section 140.9 (Residential Off-Street Parking Space Requirements) by adding the following after the row "***Townhouse and Row House – Sites located in Mainland New Westminster***":

<b><i>Townhouse and Row House – Sites located in Queensborough</i></b>	1.25 spaces per <i>dwelling unit</i> with two bedrooms 1.5 spaces per <i>dwelling unit</i> with three or more bedrooms 0.1 spaces per <i>dwelling unit</i> for visitor parking, on sites with 10 or more principal <i>dwelling units</i> , except that visitor parking is not required for units in a non-stratified development
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- l) Amend 140.24 by deleting and replacing with the following definition:

"For any *multiple dwelling, townhouse, commercial, or industrial* use, the overall number of required *off-street parking* spaces may be reduced by five (net reduction of four) parking spaces for every *car share vehicle* and *car share parking space* provided, up to a maximum of 10% of the required parking."

- m) Amend 140.34 by deleting and replacing with the following definition:

"Visitor parking spaces for *multiple dwellings* and *townhouses* must:

- (a) Be clearly marked on the pavement or with a vertical mounted sign not less than 1.5m above ground level stating: "Visitor Parking Only";
- (b) not be assigned for the use of any *dwelling unit*;
- (c) be held in common ownership;
- (d) be used only for visitor parking;
- (e) either be openly accessible to visitors or accessible by intercom or similar mechanism; and

(f) be secured by a statutory covenant in favour of the City ensuring the continued availability of visitor parking spaces for visitors.”

n) Amend 140.47 by deleting and replacing with the following definition:

**“Multiple Dwelling and Townhouse Residential Uses**

140.47 On sites occupied by *multiple dwelling* or *townhouse* uses:

(a) No parking spaces shall be located in the required front setback;

(b) No *parking space* or maneuvering aisle shall be located within 1.52 metres (5 feet) of any side or rear site line;

(c) No parking or storage of buses, mobile homes, recreation vehicles, commercial trucks, boats, trailers, contractors' equipment or other commercial or industrial vehicles is permitted except for the following:

(i) One truck or commercial vehicle not exceeding 10,000 pounds (4,536 kilograms) gross vehicle weight;

(ii) Temporary parking of commercial vehicles or equipment belonging to the occupants of the premises.”

o) Amend the table in section 150.3 (Residential Bicycle Parking Requirements) by deleting and replacing the row “**RT (Infill Townhouse and Rowhouse Residential District)**” with the following:

<b>Townhouse</b>	1.5 spaces per <i>dwelling unit</i>	0-19 units: 2 spaces 20 units or more: 6 spaces
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p) Amend the table in section 160.3 (Required Number of Off-Street Loading Spaces) by adding the following after the row “**Multiple Dwelling**”:

<b>Townhouse</b>	One loading space for developments with more than 30 <i>dwelling units</i> .	
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q) Amend 160.4 by deleting and replacing with the following:

“Notwithstanding the requirements above, an off-street loading space for a *multiple dwelling* and/or *townhouse* use can be shared with a visitor *parking*

space, provided the space meets the minimum size requirements for off-street loading, and the property owner can demonstrate access and functionality to the satisfaction of the *Director of Engineering*.”

- r) Amend 160.5 by deleting and replacing with the following:

“Notwithstanding the requirements above, off-street loading spaces required for a *multiple dwelling, townhouse* and/or *commercial* uses located within a mixed use building, can be shared provided the property owner can demonstrate access and functionality to the satisfaction of the *Director of Engineering*.”

- s) Amend 160.10 by deleting and replacing with the following:

“All required off-street loading spaces and access thereto located on a *site* within an (R) District or adjoining an (R) District shall be effectively screened and shall not be closer than 3.0 metres from the side property boundary of such site in an (R) District, except for *townhouse* use.”

- t) Amend 190.11.1 by deleting and replacing with the following:

“Notwithstanding that retaining walls are not permitted within setbacks and yards, the following exemptions are permitted:

- a) Retaining walls on sites used for commercial, industrial, or institutional uses or for *multiple dwellings* or *townhouses*, shall be permitted within required yards and setbacks provided they are authorized by a Development Permit if applicable; or
- b) Retaining walls on sites used for or zoned for residential purposes, except *multiple dwellings* or *townhouses*, shall be permitted within required yards and setbacks provided:
  - i. the height of a retaining wall, measured from the lowest ground level at the base of the retaining wall to the highest ground level at or near the top of the retaining wall, at any point along the retaining wall, shall not exceed:
    - 1) 1.22 metres (4 feet) for a retaining wall which is not specifically contemplated by this subsection; or
    - 2) 0.61 metres (2 feet) for a retaining wall located within 1.22 metres (4 feet) of, and which runs approximately parallel to, either an interior side lot line or interior rear property line; or
    - 3) 1.83 metres (6 feet) for a retaining wall used as a window well;
    - 4) 3 metres (9.84 feet) for a retaining wall bounding a pedestrian entrance, including one stairway, which is located between a building and the rear property line, and which serves a level of a building located below grade;

- 5) 1.83 metres (6 feet) for a retaining wall bounding a pedestrian entrance, including one stairway, which is located between a building and a side property line and which serves a level of a building located below grade. The stairway serving this pedestrian entrance shall not exceed 3.05 metres (10 feet) in total length;
  - ii. the distance between adjacent retaining walls which are approximately parallel, as measured from their closest distance, shall not be less than the height of the higher retaining wall.”
- u) Amend 190.25 Part a) by deleting and replacing with the following:
- “a) Each *dwelling unit* containing one bedroom, excluding *secondary suites*, shall have a minimum floor area of 46.45 square metres (500 square feet) except that in an elderly citizens' home this floor area may be reduced to not less than 41.81 square metres (450 square feet) conditional upon satisfactory communal recreational space being provided within a building, or portion of a building, on the same site having a floor area of not less than 4.65 square metres (50 square feet) for each *dwelling unit*.”
- v) Amend 190.25 Part f) by deleting and replacing with the following:
- “(f) Each *dwelling unit* containing two bedrooms, excluding *secondary suites*, shall have a minimum floor area of 70 square metres (753.5 square feet) except that for *secured rental residential units* containing two bedrooms this floor area may be reduced to 65 square metres (699.7 square feet).”
- w) Amend 190.25 Part g) by deleting and replacing with the following:
- “(f) Each *dwelling unit* containing three bedrooms or more, excluding *secondary suites*, shall have a minimum floor area of 84 square metres (904.2 square feet) except that for *secured rental residential units* containing three bedrooms or more this floor area may be reduced to 80 square metres (861.1 square feet).”
- x) Amend 190.29 Part g) by deleting and replacing with the following:
- “a secondary suite shall have usable outdoor space which is for the exclusive use of occupants, delineated from other areas, and which meets the following requirements, except where a shared outdoor space is provided with *townhouse* use:
- i. a dedicated and contiguous private independent outdoor space, or yard, not smaller than 7.43 square metres (80 square feet) and a minimum dimension of 1.83 metres (6 feet), and made available for the exclusive use of occupants, or;
  - ii. for suites that are above grade level, a dedicated and contiguous raised outdoor deck that has a minimum size of 5.57 square metres (60 square feet) and a minimum dimension of 1.83 metres (6 feet) and made available for exclusive use of the occupants;”

y) Amend 190.30 Part d) by deleting and replacing with the following:

“there shall be no structural alterations to the exterior of the house which would indicate that the house is being utilized for a purpose other than that of a *single detached dwelling* or *townhouse*, and no *building, structure, fence, enclosures* or portion thereof other than those in conformity with permitted residential uses in the Zoning District in which the house is located, may be erected;”

z) Amend 190.30.1 Part d) by deleting and replacing with the following:

“there shall be no alterations to the exterior of the house which would indicate that the house is being utilized for a purpose other than that of a *single detached dwelling* or *townhouse*, and no *building, structure, fence, enclosures* or portion thereof other than those in conformity with permitted residential uses in the Zoning District in which the house is located, may be erected;”

aa) Amend 190.48.3 by deleting and replacing with the following:

“Growing and cultivation of *cannabis* for personal use is permitted on a site which is zoned for residential uses provided:

(a) all laws, regulations and requirements of other jurisdictions are met and all required permits, such as but not limited to Building and Electrical Installation Permits, have been obtained;

(b) does not include any processing or manufacturing of *cannabis* unless for medical purposes in accordance with a prescription from a medical practitioner;

(c) does not include the retail sale of *cannabis*; and

(d) for sites containing *multiple dwellings* or *townhouses*, it is located on a portion of the property under private occupancy, such as, but not limited to areas within a dwelling or on limited common property.”

bb) Amend 190.51 by deleting and replacing with the following:

“All sites containing *townhouse* and/or *multiple dwelling* use must provide a designated space designed and developed to accommodate, in a location accessible to residents and removal contractors, containers for garbage and separated recyclable materials that are sufficient in number and capacity to serve the *multiple dwelling* or *townhouse* use. This designated space shall be effectively screened from view by a closed fence, decorative wall or obscuring evergreen hedge, which shall be secured and maintained in good condition at all times, or be located within a fully enclosed and secured room within a building.”

cc) Deleting and replacing section 405 with the regulations attached to this bylaw as Schedule A;

dd) Adding section 406 with the regulations attached to this bylaw as Schedule B;

ee) Deleting and replacing section 1086.2 with the following:

“In the CD-86 District, the principal and accessory uses permitted in the Townhouse Residential District (RT-A) zone and no other uses, shall be permitted.”

ff) Deleting and replacing section 1086.5 with the following:

“*Detached accessory buildings* shall be in accordance with the Townhouse Residential District (RT-A) zone.”

gg) Deleting and replacing section 1086.6 with the following:

“Off-street automobile parking shall be provided in accordance with the Off-Street Parking section of this Bylaw.”

hh) Deleting and replacing section 1086.7 with the following:

“Off-street bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this Bylaw.”

ii) Deleting and replacing section 1086.8 with the following:

“Off-street loading shall be provided in accordance with the Off-Street Loading Regulations section of this Bylaw.”

jj) Changing the zoning designation of the lands identified in bold on the map attached to this bylaw as Schedule C to “Townhouse Residential Districts (RT-A)” and updating the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to record these zoning changes.

kk) Changing the zoning designation of the hatched lands identified on the map attached to this bylaw as Schedule C to “Townhouse Residential Districts (RT-B)” and updating the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to record these zoning changes.

**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.

GIVEN FIRST READING this 15<sup>th</sup> day of December, 2025.

GIVEN SECOND READING this 15<sup>th</sup> day of December, 2025.

PUBLIC HEARING HELD this 26<sup>th</sup> day of January, 2026.

GIVEN THIRD READING this 26<sup>th</sup> day of January, 2026.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

I hereby certify that this is a true and exact copy of the original document, which has not been altered in any way.

Date 01/28/2026

Hanieh Berg  
Hanieh Berg, Corporate Officer  
City of New Westminster

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MAYOR PATRICK JOHNSTONE

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HANIEH BERG, CORPORATE OFFICER

Approved pursuant to section 52(3)(a) of the *Transportation Act*  
this 19<sup>th</sup> day of February, 2026  
Roanne G  
for Minister of Transportation