

Attachment 3

*Official Community Plan Amendment Bylaw
(350-366 Fenton Street) No. 8281, 2021
and Zoning Amendment Bylaw (350-366
Fenton Street) No. 8282, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8281, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the 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 "Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021".
2. The Official Community Plan is amended by altering the land use designation of the properties listed in Appendix 1, from RL (Residential Low Density) to (RM) Residential – Multiple Unit Buildings, and by amending Map 11 and Schedule C Land Use Designation Map accordingly.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this
27th day of September, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this
_____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this
_____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of
_____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Appendix 1 OCP Amendment Bylaw No. 8281, 2021

Address	PID	Legal Description
350 FENTON ST	012-640-786	LOT 31, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
354 FENTON ST	012-640-778	LOT 30, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
358 FENTON ST	012-640-701	LOT 29, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
362 FENTON ST	012-640-697	LOT 28, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
366 FENTON ST	012-640-671	LOT 27, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING AMENDMENT BYLAW (350-366 FENTON STREET) NO. 8282, 2021

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 Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1050 the regulations attached to this Bylaw as Schedule A;
 - b) Rezoning the lands which are situated within the City of New Westminster, British Columbia and included in the table below from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Comprehensive Development District (350-366 Fenton Street) (CD-50), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
350 Fenton Street	012-640-786	LOT 31 DISTRICT LOT 757 GROUP 1 PLAN 2366
354 Fenton Street	012-640-778	LOT 30 DISTRICT LOT 757 GROUP 1 PLAN 2366
358 Fenton Street	012-640-701	LOT 29 DISTRICT LOT 757 GROUP 1 PLAN 2366
362 Fenton Street	012-640-697	LOT 28 DISTRICT LOT 757 GROUP 1 PLAN 2366
366 Fenton Street	012-640-671	LOT 27 DISTRICT LOT 757 GROUP 1 PLAN 2366

GIVEN FIRST READING this 27th day of September, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

Bylaw No. 8282, 2021

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Schedule A to Zoning Amendment Bylaw No. 8282, 2021

Comprehensive Development District (350-366 Fenton Street) (CD-50)



Comprehensive Development District (350-366 Fenton Street) (CD-50)

1050 Comprehensive Development District (350-366 Fenton Street) (CD-50)

- 1050 .1 The intent of this district is to allow a residential rental tenure housing project, or development reflecting the standards of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).
- 1050 .2 Unless developing an *apartment building* or *multiple dwelling* project, development of sites zoned CD-50 shall instead comply with the regulations and requirements of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).

Permitted Principal and Accessory Uses

- 1050 .3 In addition to the permitted uses under the RQ-1 schedule, the following principal and accessory uses are permitted in the CD-50 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>Apartment buildings</i> or <i>multiple dwellings</i>	

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i>	

Rental Tenure

- 1050 .4 The tenure of dwelling units for an *apartment building* or *multiple dwelling* use is limited to *residential rental tenure*.

Density

- 1050 .5 The maximum floor space ratio for an *apartment building* or *multiple dwelling* use shall not exceed 3.0.



Comprehensive Development District (350-366 Fenton Street) (CD-50)

Principal Building Envelope

1050 .6 All *principal buildings* and *structures* consisting of an *apartment building* or *multiple dwelling* use shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback	No front setback required
Minimum Side Setback	1.52 metres (5 feet)
Minimum Rear Setback	1.52 metres (5 feet)
Maximum Site Coverage	No maximum site coverage
Maximum Building Height	Three storeys above the Flood Construction Level

Off-Street Parking and Loading Requirements

1050 .7 For an *apartment building* or *multiple dwelling* use, *off-street parking*, off-street bicycle parking, and off-street loading shall be provided to the satisfaction of the Director of Engineering.