

## Attachment 4

*Official Community Plan Amendment Bylaw  
(60-68 Sixth Street) No. 8283, 2021 and  
Zoning Amendment Bylaw (60-68 Sixth  
Street) No. 8284, 2021*

## CITY OF NEW WESTMINSTER

### BYLAW NO. 8283, 2021

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

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#### 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 (60-68 Sixth Street) No. 8283, 2021".
2. The Official Community Plan Schedule C, the Downtown Community Plan, is amended in section 15.0 Land use Designations, by adding the following text to the "Details" column for the Mixed-Use High Density designation: "despite what is shown in Schedule F (Land Use Map), the requirement for at grade commercial does not apply to the properties with civic addresses of land 60 and 68 Sixth Street if all housing on that land is supportive housing.

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

**CORPORATION OF THE CITY OF NEW WESTMINSTER**

**ZONING AMENDMENT BYLAW (60-68 SIXTH STREET) NO. 8284, 2021**

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 Westminister in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
  - a) Adding as Section 1094 the regulations attached to this Bylaw as Schedule A;
  - b) Rezoning the lands which are situated within the City of New Westminister, British Columbia and included in the table below from Downtown Mixed Use Districts (High Density) (C-4) to Comprehensive Development District (60-68 Sixth Street) (CD-94), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

<b>Address</b>	<b>PID</b>	<b>Legal Description</b>
60 Sixth Street	013-873-504	PARCEL “A” (REFERENCE PLAN 1523) OF LOTS 3 AND 4 BLOCK 25 PLAN 2620
68 Sixth Street	013-478-575	NORTHERLY 66 FEET LOT 4 BLOCK 25 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON SIXTH STREET BY 131.86 FEET ON AGNES STREET
	013-478-567	NORTHERLY 66 FEET LOT 3 BLOCK 25 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON SIXTH STREET BY 131.86 FEET ON AGNES STREET

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

GIVEN SECOND READING this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Bylaw No. 8284, 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.

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MAYOR JONATHAN X. COTE

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JACQUE KILLAWEE, CITY CLERK

**Schedule A to Zoning Amendment Bylaw No. 8284, 2021**  
**Comprehensive Development District (60-68 Sixth Street) (CD-94)**



# Comprehensive Development District (60-68 Sixth Street) (CD-94)

## 1094 Comprehensive Development District (60-68 Sixth Street) (CD-94)

- 1094 .1 The intent of this district is to allow a supportive housing project, or development reflecting the standards of Downtown Mixed Use Districts (High Density) (C-4).
- 1094 .2 Unless developing a *supportive housing* project, development of sites zoned CD-94 shall instead comply with the regulations and requirements of Downtown Mixed Use Districts (High Density) (C-4).

### Permitted Principal and Accessory Uses

- 1094 .3 In addition to the permitted uses under the C-4 schedule, the following principal and accessory uses are permitted in the CD-94 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>Supportive housing</i>	✓

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

### Density

- 1094 .4 The maximum floor space ratio for a *supportive housing* use shall not exceed 4.0.



# Comprehensive Development District (60-68 Sixth Street) (CD-94)

## Principal Building Envelope

1094 .5 All *principal buildings* and *structures* consisting of a *supporting housing* use shall be sited and sized according to the following:

Regulation	Requirement
<b>Minimum Front Setback</b>	No front setback required
<b>Minimum Side Setback</b>	No side setback required
<b>Minimum Rear Setback</b>	No rear setback required
<b>Maximum Site Coverage</b>	No maximum site coverage
<b>Maximum Building Height</b>	Six storeys

## Off-Street Parking and Loading Requirements

1094 .6 For a *supportive housing* use, *off-street parking*, *off-street bicycle parking*, and *off-street loading* shall be provided to the satisfaction of the Director of Engineering.