



Attachment 4

Proposed Zoning Amendment Bylaw

No. 8265, 2021

CORPORATION OF THE CITY OF NEW WESTMINSTER

**ZONING AMENDMENT BYLAW (733 Thirteenth Street)
No. 8265, 2021**

ADOPTED _____

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

The Municipal Council 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 (733 Thirteenth Street) No. 8265, 2021.”
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Section 1000 Comprehensive Development Districts of Zoning Bylaw 6680, 2001 is hereby amended by inserting as section 1084 the Schedule attached to this Bylaw as Schedule A.
 - b) That the portion(s) of certain parcels of land situated within the City of New Westminster, British Columbia and which is outlined in bold in Schedule B attached to this Bylaw and which is presently Neighbourhood Residential Duplex Dwelling Districts (RT-1A) are hereby rezoned to Comprehensive Development District (733 Thirteenth Street) (CD-84) and the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 is hereby amended to record this rezoning.

GIVEN FIRST READING this _____ day of _____, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

PUBLIC HEARING waived under Section 464(2) of the Local Government Act

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 Bylaw 8265, 2021:

Comprehensive Development District (733 Thirteenth Street) (CD-84)

Comprehensive Development District (733 Thirteenth Street) (CD-84)

1084 Comprehensive Development District (733 Thirteenth Street) (CD-84)

1084 .1 The intent of this district is to allow a child care with not more than 37 child care spaces at 733 Thirteenth Street

Comprehensive Development District (733 Thirteenth Street) (CD-84) Regulations

1084 .2 Development of the lot zoned CD-84 shall comply with the regulations and requirements of the Neighbourhood Residential Duplex Dwelling Districts (RT-1A) except that:

(a) Child care shall be permitted as a principal use provided it does not provide more than 12 child care spaces for children 36 months of age or less and not more than 25 spaces for children more than 30 months of age to school age; and,

(b) Front setback shall be not less than 4.27 metres (14feet);

1084 .3 Off-street parking for the lot zoned CD-84 shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of Zoning Bylaw No. 6680, 2001, except that:

(c) No less than 2 off-street parking spaces shall be provided.

1084 .4 Off-Street bicycle parking spaces shall be provided in accordance with the provisions of the Off-Street bicycle parking spaces regulations section of Zoning Bylaw No. 6680, 2001, except that:

(d) No less than 4 long-term bicycle parking spaces shall be provided; and,

(e) No less than 6 short-term bicycle parking spaces shall be provided.



Schedule B to Bylaw 8265, 2021:

Area of Rezoning

