

CORPORATION OF THE CITY OF NEW WESTMINSTER  
ZONING AMENDMENT BYLAW  
NO. 8260, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001

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WHEREAS the Local Government Act authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning.

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 No. 8260, 2021.”
2. Zoning Bylaw No. 6680, 2001 is amended by:
  - a) adding as section 1075 the regulations attached to this Zoning Amendment Bylaw as Schedule A; and
  - b) the parcels of land situated within the City of New Westminster, British Columbia and which are included in the table below are hereby rezoned from Single Detached Residential Districts (RS-2) to Comprehensive Development District (823-841 Sixth Street) (CD-75) and the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 is hereby amended to record this rezoning.

Address	PID	Legal Description
823 Sixth Street	011-523-506	LOT 17 OF THE SOUTH HALF LOT 11 SUBURBAN BLOCK 14 PLAN 2620
825 Sixth Street	013-566-717	LOT 20 OF THE SOUTH HALF OF LOT 11 SUBURBAN BLOCK 14 PLAN 2620
827 Sixth Street	013-566-733	LOT 21 OF THE SOUTH HALF OF LOT 11 SUBURBAN BLOCK 14 PLAN 2620

Address	PID	Legal Description
831 Sixth Street	013-566-741	LOT 24 OF THE SOUTH HALF OF LOT 11 SUBURBAN BLOCK 14 PLAN 2620
837 Sixth Street	013-566-768	LOT 25 OF THE SOUTH HALF OF LOT 11 SUBURBAN BLOCK 14 PLAN 2620
841 Sixth Street	013-566-806	LOT 28 OF THE SOUTH HALF OF LOT 11 SUBURBAN BLOCK 14 PLAN 2620

READ A FIRST TIME the 3rd day of May, 2021.

READ A SECOND TIME the 3rd day of May, 2021.

PUBLIC HEARING HELD the 31st day of May, 2021.

READ A THIRD TIME the 31st day of May, 2021.

ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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MAYOR JONATHAN X. COTE

\_\_\_\_\_  
JACQUE KILLAWEE, CITY CLERK

**Schedule A to Zoning Amendment Bylaw No. 8260, 2021:**  
**Comprehensive Development District (823-841 Sixth Street) (CD-75)**



# Comprehensive Development District (823-841 Sixth Street) (CD-75)

## 1075 Comprehensive Development District (823-841 Sixth Street) (CD-75)

1075 .1 The intent of this District is to allow a six storey multiple unit residential rental development.

### Permitted Principal and Accessory Uses

1075 .2 In the CD-75 District, the uses permitted in the Multiple Dwelling Districts (Low Rise) (RM-2) zone and no other uses, shall be permitted.

### Rental Tenure

1075 .3 The tenure of dwelling units for a multiple dwelling use is limited to residential rental tenure.

### Density

1075 .4 The floor space ratio shall not exceed 2.3.

### Principal Building Setbacks

1075 .5 All *principal buildings and structures* shall be setback according to the following:

Location (Adjacent Street)	Setback
Front Setback	4.57 metres (15 feet)
Side Setback	2.74 metres (9 feet)
Rear Setback	15.24 metres (50 feet)



# Comprehensive Development District (823-841 Sixth Street) (CD-75)

- 1075 .6 Despite the provisions of Sections 190.37 to 190.40 of this Bylaw:
- a) unenclosed porches shall be permitted to extend into the side setbacks up to 1.7 metres (5.6 feet), the front setbacks 3.2 metres (10.5 feet), and the rear setback 2.6 metres (8.5 feet);
  - b) the portion of the building used for a parkade shall be permitted to extend into the side setbacks up to 1.8 metres (6 feet), the front setbacks 1.5 metres (5 feet), and the rear setback 13.7 metres (45 feet) provided it is not more than 1.22 metres (4 feet) above finished grade.

## Principal Building Envelope

- 1075 .7 The maximum site coverage for all principle buildings shall not exceed more than 40% of the site area, excluding the portion of the building used for a parkade provided it is not more than 1.22 metres (4 feet) above finished grade;
- 1075 .8 The maximum building height shall not exceed six storeys nor 20 metres (65.61 feet).

## Off-Street Parking and Loading Requirements

- 1075 .9 Off-Street parking spaces shall be provided and maintained in accordance with Section 140 of this Bylaw, except that:
- a) A minimum of 48 residential parking spaces shall be provided if a car share vehicle and car share off-street parking space is provided;
  - b) A minimum of 53 residential parking spaces shall be provided if no car share vehicle and no car share off-street parking space is provided;
  - c) A minimum of 9 visitors parking spaces shall be provided;
  - d) One parking space may be located within 1.52 metres (5 feet) of the rear site line;
- 1075 e) Bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this bylaw, except that:
- a) A minimum 135 *long-term bicycle parking* spaces shall be provided.
  - b) A minimum of 10 *short-term bicycle parking* spaces shall be provided.



## Comprehensive Development District (823-841 Sixth Street) (CD-75)

- c) A minimum of 40% of the *long-term bicycle parking* spaces shall be provided in *bicycle lockers*.
- 1075 d) Off-Street loading shall be provided in accordance with the Section 160 of this Bylaw, except that:
  - a) The off-street loading space located adjacent the lane shall not be screened.