

**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 \_\_\_\_\_ day of \_\_\_\_\_, 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.

\_\_\_\_\_  
MAYOR JONATHAN X. COTE

\_\_\_\_\_  
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.