

Attachment 2
Zoning Amendment Bylaw
No. 8345, 2022

CORPORATION OF THE CITY OF NEW WESTMINSTER
ZONING AMENDMENT BYLAW (1321 CARIBOO STREET) NO. 8345, 2022

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 (1321 Cariboo Street) No. 8345, 2022”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1095 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 Multiple Dwelling Districts (Low Rise) (RM-2) to Comprehensive Development District (1321 Cariboo Street) (CD-95), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
1321 Cariboo Street	013-465-457	SOUTHERLY HALF LOT 1 OF LOT 17 SUBURBAN BLOCK 7 PLAN 2620 HAVING A FRONTAGE OF 132 FEET ON CARIBOO STREET BY A UNIFORM FULL DEPTH OF 66 FEET
	013-465-473	SOUTHERLY HALF LOT 2 OF LOT 17 SUBURBAN BLOCK 7 PLAN 2620 HAVING A FRONTAGE OF 132 FEET ON CARIBOO STREET BY A UNIFORM FULL DEPTH OF 66 FEET

GIVEN FIRST READING this _____ day of _____, 2022.

GIVEN SECOND READING this _____ day of _____, 2022.

Bylaw No. 8345, 2022

PUBLIC HEARING held this _____ day of _____, 2022.

GIVEN THIRD READING this _____ day of _____, 2022.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2022.

MAYOR

JACQUE KILLAWEE, CITY CLERK

Schedule A to Zoning Amendment Bylaw No. 8345, 2022

Comprehensive Development District (1321 Cariboo Street) (CD-95)



Comprehensive Development District (1321 Cariboo Street) (CD-95)

1095 Comprehensive Development District (1321 Cariboo Street) (CD-95)

- 1095 .1 The intent of this district is to allow a five storey multiple unit residential rental development.

Comprehensive Development District (1321 Cariboo Street) (CD-95) Regulations

- 1095 .2 Development of the site zoned CD-95 shall comply with the regulations and requirements of the Multiple Dwelling Districts (Low Rise) (RM-2) zone, except:

- (a) Where density is increased beyond the permitted base density pursuant to Section 430.18 of this Bylaw, all *principal buildings* and *structures* shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback (Cariboo Street)	2.44 m. (8 ft.)
Minimum Rear Setback (North)	6.1 m. (20 ft.)
Minimum Side Setback (Fourteenth Street)	4.57 m. (15 ft.)
Minimum Side Setback (East)	6.1 m. (20 ft.)
Maximum Building Height	13.72 m. (45 ft.)
Maximum Site Coverage	No limit

- (b) Off-street parking shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw, except that:
- (i) A minimum of eight *off-street parking* spaces shall be provided.
- (c) Off-street bicycle parking shall be provided in accordance with the provisions of the Off-Street Bicycle Parking Regulations section of this Bylaw, except that:
- (i) A minimum of 21 *long term bicycle parking* spaces shall be provided.
- (ii) A minimum of three *short term bicycle parking* spaces shall be provided.