

CORPORATION OF THE CITY OF NEW WESTMINSTER  
ZONING AMENDMENT BYLAW (616 AND 640 SIXTH STREET – TEXT AMENDMENT)  
NO. 8348, 2022

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,

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 (616 and 640 Sixth Street – Text Amendment) No. 8348, 2022.”

2. Zoning Bylaw No. 6680, 2001 is amended by:

a) Deleting section 1080.1 of the Comprehensive Development District (616 and 640 Sixth Street) (CD-80) and substituting the following:

1080.1 The intent of this District is to allow a twenty-nine storey mixed use commercial / multi-family residential development and to restrict residential uses to rental tenure.

b) Inserting a new section “Rental Tenure” into the Comprehensive Development District (616 and 640 Sixth Street) (CD-80) as follows:

1080.3 The tenure of the dwelling units for a multiple dwelling use is limited to residential rental tenure.

c) Inserting a new section “Definitions” into the Comprehensive Development District (616 and 640 Sixth Street) (CD-80) as follows:

1080.4 Despite definitions elsewhere in the Bylaw, the following shall be defined as noted below for the purposes of this Zoning District:

1080.5 **Below-market commercial space** means space:

a) Designated for commercial use;

b) With rents or lease rates equal to, or lower than, average rent or lease rates in private-market office space;

c) Leased and operated by a non-profit organization; and

d) Secured through an agreement registered to title and to the satisfaction of the Director of Climate Action, Planning and Development.

1080.6 **Below market rental units** means *housing units* with rents equal to, or lower than, average rates for similar units in private-market rental housing, as secured

through a housing agreement registered on title on the City's standard terms for such agreements, subject to such minor modifications as the City's Director of Climate Action, Planning and Development considers necessary to ensure rental rates will be below market rates.

- d) Deleting the section under the header "Density" of the Comprehensive Development District (616 and 640 Sixth Street) (CD-80) and substituting the following:

1080.10 The minimum commercial floor space shall be 975.5 square metres (10,500 square feet).

1080.11 The total floor space ratio shall not exceed a factor of 6.46.

1080.12 The maximum number of residential dwelling units shall not exceed 237 units.

1080.13 Notwithstanding S. 1080.11 and S. 1080.12, the total floor space ratio may be increased to 7.41, provided the following conditions are met:

- a) A minimum of 10 below-market rental units are provided;
- b) A minimum of 46.4 square metres (500 square feet) of below-market commercial space shall be provided on the ground floor; and,
- d) The maximum number of residential dwelling units shall not exceed 338 units.

- e) Deleting the section under the header "Principal Building Envelope" of the Comprehensive Development District (616 and 640 Sixth Street) (CD-80) and substituting the following:

1080.14 The siting of principal buildings and structures, and the location of uses within buildings and structures, shall generally be in accordance with the Building Siting Plan attached to and forming part of this bylaw and for the CD-80 Zoning District.

1080.15 The maximum site coverage for principal buildings shall not exceed 55%.

1080.16 The site coverage of principal buildings measured at any point above the third storey, must not exceed 1,393.5 square metres (15,000 square feet).

1080.17 The site coverage of principal buildings measured at any point above the fourth storey, must not exceed 799.0 square metres (8,600 square feet).

1080.18 The site coverage of principal buildings measured at any point above the fifth storey, must not exceed 752.5 square metres (8,100 square feet).

1080.19 Maximum principal building height shall not exceed 29 storeys, nor 91 metres (298.5 feet).

1080.20 The building line requirements in Section 180 shall not apply.

- f) Deleting the section under the header "Off-Street Parking and Loading Requirements" of the Comprehensive Development District (616 and 640 Sixth Street) (CD-80) and substituting the following:

1080.21 A minimum of 271 off-street automobile parking shall be provided for all uses on site in accordance with the Off-Street Parking Regulations section of this bylaw.

1080.22 A minimum of 5 off-street parking spaces and vehicles shall be provided for car share purposes.

1080.23 Bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this bylaw except that:

a) A minimum of 526 long-term bicycle parking spaces shall be provided; and,

b) A minimum of 18 short-term bicycle parking spaces shall be provided.

1080.24 Off-Street loading shall be provided in accordance with the Off-Street Loading Regulations section of this bylaw.

g) Deleting section “Building Siting Plan” of the Comprehensive Development District (616 and 640 Sixth Street) (CD-80) and substituting with Schedule A “Building Siting Plan” attached to and forming part of this bylaw.

3. Zoning Bylaw No. 6680, 2001 is further amended by making such consequential changes as are required to give effect to the amendments particularized in this bylaw, including changes to the format and numbering of the Comprehensive Development District (616 and 640 Sixth Street) (CD-80).

GIVEN FIRST READING this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

GIVEN SECOND READING this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

GIVEN THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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MAYOR JONATHAN X. COTE

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JACQUE KILLAWEE, CITY CLERK

## Building Siting Plan