



Infill Townhouse and Rowhouse Residential Districts (RT)

405 Infill Townhouse and Rowhouse Residential District (RT)

BYLAW 7936, 2017

405 .1 The intent of this district is to, in combination with the design guidelines for infill townhouse and rowhouse within the Official Community Plan, allow infill townhouses and rowhouses which integrate well into existing single detached residential neighbourhoods

Permitted Uses

405 .2 The following principal and accessory uses are permitted in the RT zoning district. For uses accompanied by a checkmark, there are either Use Specific Regulations in the Conditions of Use within this zoning district or within the General Regulations or Special Conditions Sections of this bylaw.

Permitted Principal Uses	Use Specific Regulations
Single detached dwellings;	✓
Multiple dwellings;	

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i> ;	
Home based businesses;	✓

Conditions of Use

405 .3 A single detached dwelling shall conform to the regulations in the NR-2 zoning district for lots located east of Eighth Street and north of Sixth Avenue, otherwise they shall conform to the regulations in the RS-2 zoning district. (BYLAW 8436, 2024)

Density

405 .4 The floor space ratio shall not exceed the following: (BYLAW 8067, 2019)



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	Lot depth of less than 36.5 metres (119.75 ft)	Lot depth of 36.5 metres (119.75 ft) or more
Total Floor Space Ratio Inclusive of Basement	0.90 FSR	1.00 FSR
Total Floor Space Ratio Excluding Basement	0.75 FSR	0.85 FSR

405 .5 For the purposes of this district, basement shall mean the lowest storey of a unit which, on the side of the unit with the highest existing grade level, shall not, at any point along that side of the unit, be more than 1 metre (3.28 feet) above the existing grade level.

405 .6 A basement shall not extend beyond the walls of the storey above.

Principal Building Height

405 .7 All *principal buildings* and *structures* shall not exceed a height of 10.67 metres (35 feet) as measured from averaged, existing grade at the four corners of the building to the highest point of the building.

Detached Accessory Building Regulations

- 405 .8 *Detached accessory buildings:*
- (a) shall not cover more than fifteen percent (15%) of the *site* area;
 - (b) shall not exceed one *storey*;
 - (c) shall not be located within the required *front yard*;
 - (d) shall not exceed 3.6 metres (12 feet) measured from the finished floor to the highest point of the building;
 - (e) shall not be enclosed on more than two sides, excluding the roof;
 - (f) shall not have dormers;
 - (g) shall not be located closer than 1 metre (3.28 feet) from the *principal building* ;
 - (h) in the case of a carport, where the vehicle entry faces the *lane*, shall not be located closer to a *lane* than 6.71 metres (22 feet), less the width of such *lane*;
 - (i) shall not be located closer than 4.57 metres (15 feet) from the corner of a *site* at an intersection of streets, at the intersection of lanes or at the intersection of a street and a *lane*; and



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(j) deleted

BYLAW 8184, 2020

Off-Street Parking and Loading Requirements

405 .9 *Off-street parking* shall be provided in accordance with the Off-Street Parking Regulation section of this Bylaw except:

BYLAW 8184, 2020

- (a) parking shall not be permitted in the *front yard*;
- (b) where a site abuts a *lane* 12 feet (3.66 metres) or more in width, all parking access is required from that *lane*;
- (c) where a site abuts a lane less than 12 feet (3.66 metres), or does not abut a lane, parking access may be provided by one driveway from a *street* if that driveway is not less than 9 feet (2.74 metres) nor more than 18 feet (5.49 metres) in width;
- (d) one off-street loading space shall be required per *site*; and
- (e) notwithstanding the requirements in (d), the required off-street loading space may be shared with a visitor parking space provided a restrictive covenant is registered on title to the property, to the satisfaction of the *Director of Engineering*, to ensure the shared loading and visitor *parking spaces* are reserved and maintained for the uses for which they are required.

BYLAW 8225, 2020

405 .10 Deleted

BYLAW 8184, 2020

405 .11 Deleted

BYLAW 8184, 2020

405 .12 The Locked-in Lot provisions in Section 170.1 of the Zoning Bylaw shall apply, except where existing adjacent lots meet the following:

BYLAW 8188, 2020

- i. Has a minimum site area of 557.40 square metres (6,000 square feet) or greater; and,
- ii. Has access from a lane with a minimum width of 4.87 metres (16.0 feet), or is a *corner lot*.

410. Townhouse Districts (RT-2)

410.1 **The intent of this District is to allow townhouse development, with an opportunity to increase density upon amenity provision conditions being met. (BYLAW 7392, 2010)**

Permitted Uses

410.2 The following uses and no others shall be permitted in the (RT-2) district:

410.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated ‘(RD) Residential Single Detached and Semi-Detached Housing’ or ‘(RGO) Residential – Ground Oriented Infill Housing’ in the City of New Westminster Official Community Plan.
(BYLAW 7936, 2017)

410.4 *Duplexes to (RT-1) District standards*

410.5 *The keeping of not more than two boarders or lodgers or more than four foster or seven child care children within a dwelling unit*

410.6 *Home based businesses*

410.7 *Public utilities*

410.8 *Row houses, or townhouses*

410.9 *Accessory buildings and uses provided that all accessory buildings and uses:*

410.10 *If detached accessory buildings,*

- a) shall not exceed one storey and
 - i) in the case of a peaked roof, no portion of the roof shall exceed 4.57 metres (15 feet), or
 - ii) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building.
(BYLAW 7437, 2010)
- b) shall not be located in the required front yard;
- c) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;
- d) shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;
- e) shall be not closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;

- f) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;
- g) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;
- h) shall not cover more than ten percent (10%) of the site area.
- i) shall not be dormered. **(BYLAW 7437, 2010)**

410.11 *If attached accessory buildings,*

- a) where a portion of the principal building is used solely for an accessory greenhouse, parking structure, cover over a swimming pool, or a sundeck, and for no other use, it shall be deemed to be an accessory building;
- b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;
- c) shall not be located in the required front yard;
- d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;
- e) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;
- f) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;
- g) shall not cover more than ten percent (10%) of the site area.

Height

410.12 The height of a building shall not exceed 25 feet (7.62 metres).

Front Yard

410.13 A front yard shall be provided of not less than 15 feet (4.57 metres) in depth.

Rear Yard

410.14 A rear yard shall be provided of not less than 25 feet (7.62 metres) in depth.

Side Yard

410.15 A side yard shall be provided on each side of the site of 15 feet (4.57 metres) except that *single detached dwellings* and *duplexes* are subject to the side yard requirements of Schedules for the (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively. Side yard requirements shall only apply to the dwelling units on the perimeter of a site.

Site Coverage

410.16 All principal buildings, in total, shall not cover more than forty percent (40%) of the site area.

Density

410.17 The maximum permitted base density must not exceed:

- a) Housing units: 18 per net acre (44.48 per net hectare); or
- b) Floor space ratio: 0.6 provided that on land in the Mainland Area as delineated on Appendix I, the permitted density may be increased to a maximum floor space ratio of 1.2 pursuant to the satisfaction of the amenity conditions set out in S. 190.49
(BYLAW 7393, 2010; 8287, 2021)

410.18 Where the housing units on a site exceed 20 in number, all housing units on the site shall be contained in buildings the exterior of which are architecturally distinguishable one from the other or from buildings on a site or sites having a common boundary with the site.

Off-Street Parking

410.19 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Bonus Density Regulations

410.20 Despite S. 410.12, S.410.13, S.410.14, S.410.15 and S.410.16, where density on the Mainland is increased beyond the permitted base density pursuant to S.410.17, the following provisions shall apply:

- a) the height of a building shall not exceed 40 feet (12.19 metres);
- b) a front yard shall be provided of not less than 15 feet (4.57 metres);
- c) a rear yard shall be provided of not less than 20 feet (6.10 metres);
- d) side yards shall be provided which, in total, equal not less than the height of the building, but need not exceed 35 feet (10.67 metres) in total; however, a side yard shall be provided of not less than 20 feet (6.10 metres) if the site is adjoining a street;
- e) there shall be no limit on site coverage;
- f) usable open space shall be provided of not less than 10 percent (10%) of the gross residential floor area.
(BYLAW 7392, 2010)

411. Townhouse Districts (RT-2A)

411.1 **The intent of this district is to allow townhouse development, with an opportunity to increase density upon amenity provision conditions being met. (BYLAW 7392, 2010)**

Permitted Uses

411.2 The following uses and no others shall be permitted in the (RT-2A) district:

411.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated ‘(RD) Residential Single Detached and Semi-Detached Housing’ or ‘(RGO) Residential – Ground Oriented Infill Housing’ in the City of New Westminster Official Community Plan.
(BYLAW 7936, 2017)

411.4 *Duplexes to (RT-1) District standards*

411.5 *The keeping of not more than two boarders or lodgers or four foster or seven child care children within a dwelling unit*

411.6 *Home based businesses*

411.7 *Public utilities*

411.8 *Row houses or townhouses*

411.9 *Accessory buildings and uses provided that all accessory buildings and uses*

411.10 *If detached accessory buildings,*

- a) shall not exceed one storey and
 - i) in the case of a peaked roof, no portion of the roof shall exceed 4.57 metres(15 feet), or
 - ii) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building.
(BYLAW 7437, 2010)
- b) shall not be located in the required front yard;
- c) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;
- d) shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;

- e) shall not be located closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;
- f) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;
- g) shall not be located closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;
- h) shall not cover more than ten percent (10%) of the site area.
- i) shall not be dormered. **(BYLAW 7437, 2010)**

411.11 *If attached accessory buildings,*

- a) where a portion of the principal building is used solely for an accessory greenhouse, parking structure, cover over a swimming pool, or a sundeck and for no other use, it shall be deemed to be an accessory building;
- b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;
- c) shall not be located in the required front yard;
- d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;
- e) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;
- f) shall not be located closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;
- g) shall not cover more than ten percent (10%) of the site area.

Height

411.12 The height of a building shall not exceed 25 feet (7.62 metres).

Front Yard

411.13 A front yard shall be provided of not less than 15 feet (4.57 metres) in depth.

Rear Yard

411.14 A rear yard shall be provided of not less than 25 feet (7.62 metres) in depth.

Side Yard

411.15 A side yard shall be provided on each side of the site of 15 feet (4.57 metres) except that *single detached dwellings* and *duplexes* are subject to the side yard requirements of

Schedules of the (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts. Side yard requirements shall only apply to the dwelling units on the perimeter of a site.

Site Coverage

411.16 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

Density

411.17 The maximum permitted base density must not exceed:

- a) Housing units: 14 per net acre (34.59 per net hectare); or
 - b) A floor space ratio of 0.60 provided that:
 - i) in the Queensborough Area as delineated on Appendix I the permitted density may be increased to a maximum floor space ratio of 0.9 pursuant to the satisfaction of amenity conditions set out in S.190.49; and
 - ii) in the Mainland Area as delineated on Appendix I the permitted density may be increased to a maximum floor space ratio of 1.2 pursuant to the satisfaction of the amenity conditions set out in S. 190.49.
- (BYLAW 7392, 2010; 8287, 2021)**

411.18 Where the housing units on a site exceed 20 in number, all housing units on the site shall be contained in buildings the exterior of which are architecturally distinguishable one from the other or from buildings on a site or sites having a common boundary with the site.

Off-Street Parking

411.19 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Bonus Density Regulations

411.20 Despite S. 411.12, S.411.13, S.411.14, S.411.15 and S.411.16, where density on the Mainland is increased beyond the permitted base density pursuant to S.411.17, the following provisions shall apply:

- a) the height of a building shall not exceed 40 feet (12.19 metres);
- b) a front yard shall be provided of not less than 15 feet (4.57 metres);
- c) a rear yard shall be provided of not less than 20 feet (6.10 metres);
- d) side yards shall be provided which, in total, equal not less than the height of the building, but need not exceed 35 feet (10.67 metres) in total; however, a side yard shall be provided of not less than 20 feet (6.10 metres) if the site is adjoining a street;
- e) there shall be no limit on site coverage;

- f) usable open space shall be provided of not less than 10 percent (10%) of the gross residential floor area.

Despite S. 411.12, S. 411.13, S. 411.14, S. 411.15 and S. 411.16, where in Queensborough the density is increased beyond the permitted base density pursuant to S. 411.17, the following provisions shall apply:

- a) the height of a building shall not exceed 35 feet (10.67 metres);
- b) a front yard shall be provided of not less than 10 feet (3.05 metres);
- c) a rear yard shall be provided of not less than 20 feet (6.10 metres);
- d) a side yard shall be provided on each side of the site of 5 feet (1.52 metres); however, a side yard shall be provided of not less than 20 feet (6.10 metres) if the site is adjoining a street;
- e) there shall be no limit on site coverage;
- f) usable open space shall be provided of not less than 10 percent (10%) of the gross residential floor area. **(BYLAW 7392, 2010)**

412. Townhouse Districts (RT-2B)

412.1 **The intent of this district is to allow townhouse development, with an opportunity to increase density upon amenity provision conditions being met. (BYLAW 7392, 2010)**

Permitted Uses

412.2 The following uses and no others shall be permitted in the (RT-2B) district:

412.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated ‘(RD) Residential Single Detached and Semi-Detached Housing’ or ‘(RGO) Residential – Ground Oriented Infill Housing’ in the City of New Westminster Official Community Plan.
(BYLAW 7936, 2017)

412.4 *Duplex dwellings to (RT-1) District standards*

412.5 *The keeping of not more than two boarders or lodgers or four foster or seven child care children within a dwelling unit*

412.6 *Home based businesses*

412.7 *Public utilities*

412.8 *Row houses or townhouses*

412.9 *Accessory buildings and uses provided that all accessory buildings and uses*

412.10 *If detached accessory buildings,*

- a) shall not exceed one storey and
 - in the case of a peaked roof, no portion of the roof shall exceed 4.57 metres(15 feet),
or
 - i) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building.
(BYLAW 7437, 2010)
- b) shall not be located in the required front yard;
- c) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;
- d) shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;

- e) shall not be located closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;
- f) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;
- g) shall not be located closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;
- h) shall not cover more than ten percent (10%) of the site area.
- i) shall not be dormered. **(BYLAW 7437, 2010)**

412.11 *If attached accessory buildings,*

- a) where a portion of the principal building is used solely for an accessory greenhouse, parking structure, cover over a swimming pool, or a sundeck and for no other use, it shall be deemed to be an accessory building;
- b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;
- c) shall not be located in the required front yard;
- d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;
- e) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;
- f) shall not be located closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;
- g) shall not cover more than ten percent (10%) of the site area.

Height

412.12 The height of a building shall not exceed 25 feet (7.62 metres).

Front Yard

412.13 A front yard shall be provided of not less than 15 feet (4.57 metres) in depth.

Rear Yard

412.14 A rear yard shall be provided of not less than 25 feet (7.62 metres) in depth.

Side Yard

412.15 A side yard shall be provided on each side of the site of 15 feet (4.57 metres) except that *single detached dwellings* and *duplexes* are subject to the side yard requirements of

Schedules for the (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively. Side yard requirements shall only apply to the dwelling units on the perimeter of a site.

Site Coverage

412.16 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

Density

412.17 The maximum permitted base density must not exceed:

- a) Housing units: 13 per net acre (32.12 per net hectare); or
 - b) A floor space ratio of 0.60 provided that:
 - i) in the Queensborough Area as delineated on Appendix I the permitted density may be increased to a maximum floor space ratio of 0.9 pursuant to the satisfaction of amenity conditions set out in S.190.49; and
 - ii) in the Mainland Area as delineated on Appendix I the permitted density may be increased to a maximum floor space ratio of 1.2 pursuant to the satisfaction of the amenity conditions set out in S. 190.49.
- (BYLAW 7392, 2010; 8287, 2022)**

412.18 Where the housing units on a site exceed 20 in number, all housing units on the site shall be contained in buildings the exterior of which are architecturally distinguishable one from the other or from buildings on a site or sites having a common boundary with the site.

Off-Street Parking

412.19 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Bonus Density Regulations

412.20 Despite S. 412.12, S.412.13, S.412.14, S.412.15 and S.412.16, where density on the Mainland is increased beyond the permitted base density pursuant to S.412.17, the following provisions shall apply:

- a) the height of a building shall not exceed 40 feet (12.19 metres);
- b) a front yard shall be provided of not less than 15 feet (4.57 metres);
- c) a rear yard shall be provided of not less than 20 feet (6.10 metres);
- d) side yards shall be provided which, in total, equal not less than the height of the building, but need not exceed 35 feet (10.67 metres) in total; however, a side yard shall be provided of not less than 20 feet (6.10 metres) if the site is adjoining a street;
- e) there shall be no limit on site coverage;

- f) usable open space shall be provided of not less than 10 percent (10%) of the gross residential floor area.

Despite S. 412.12, S. 412.13, S. 412.14, S. 412.15 and S. 412.16, where in Queensborough the density is increased beyond the permitted base density pursuant to S. 412.17, the following provisions shall apply:

- a) the height of a building shall not exceed 35 feet (10.67 metres);
- b) a front yard shall be provided of not less than 10 feet (3.05 metres);
- c) a rear yard shall be provided of not less than 20 feet (6.10 metres);
- d) a side yard shall be provided on each side of the site of 5 feet (1.52 metres); however, a side yard shall be provided of not less than 20 feet (6.10 metres) if the site is adjoining a street;
- e) there shall be no limit on site coverage;
- f) usable open space shall be provided of not less than 10 percent (10%) of the gross residential floor area. **(BYLAW 7392, 2010)**

413. Townhouse Districts (RT-2C)

413.1 **The intent of this district is to allow townhouse development, with an opportunity to increase density upon amenity provision conditions being met. (BYLAW 7372, 2010)**

Permitted Uses

413.2 The following uses and no others shall be permitted in the (RT-2C) district:

413.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated ‘(RD) Residential Single Detached and Semi-Detached Housing’ or ‘(RGO) Residential – Ground Oriented Infill Housing’ in the City of New Westminster Official Community Plan.
(BYLAW 7936, 2017)

413.4 *Duplex dwellings to (RT-1) District standards*

413.5 *The keeping of not more than two boarders or lodgers or four foster or seven child care children within a dwelling unit*

413.6 *Home based businesses*

413.7 *Public utilities*

413.8 *Row houses or townhouses*

413.9 *Accessory buildings and uses provided that all accessory buildings and uses*

413.10 *If detached accessory buildings,*

- a) shall not exceed one storey and
 - i) in the case of a peaked roof, no portion of the roof shall exceed 4.57 metres(15 feet), or
 - ii) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building.
(BYLAW 7437, 2010)
- b) shall not be located in the required front yard;
- c) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;
- d) shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;

- e) shall not be located closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;
- f) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;
- g) shall not be located closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;
- h) shall not cover more than ten percent (10%) of the site area.
- i) shall not be dormered. **(BYLAW 7437, 2010)**

413.11 *If attached accessory buildings,*

- a) where a portion of the principal building is used solely for an accessory greenhouse, parking structure, cover over a swimming pool, or a sundeck and for no other use, it shall be deemed to be an accessory building;
- b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;
- c) shall not be located in the required front yard;
- d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;
- e) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;
- f) shall not be located closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;
- g) shall not cover more than ten percent (10%) of the site area.

Height

413.12 The height of a building shall not exceed 25 feet (7.62 metres).

Front Yard

413.13 A front yard shall be provided of not less than 15 feet (4.57 metres) in depth.

Rear Yard

413.14 A rear yard shall be provided of not less than 25 feet (7.62 metres) in depth.

Side Yard

413.15 A side yard shall be provided on each side of the site of 15 feet (4.57 metres) except that *single detached dwellings* and *duplexes* are subject to the side yard requirements of

Schedules for the (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively. Side yard requirements shall only apply to the dwelling units on the perimeter of a site.

Site Coverage

413.16 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

Density

413.17 The maximum permitted base density must not exceed:

- a) Housing units: 11 per net acre (27.18 per net hectare); or
 - b) A floor space ratio of 0.60 provided that:
 - i) in the Queensborough Area as delineated on Appendix I the permitted density may be increased to a maximum floor space ratio of 0.9 pursuant to the satisfaction of amenity conditions set out in S.190.49; and
 - ii) in the Mainland Area as delineated on Appendix I the permitted density may be increased to a maximum floor space ratio of 1.2 pursuant to the satisfaction of the amenity conditions set out in S. 190.49.
- (BYLAW 7392, 2010; 8287, 2021)**

413.18 Where the housing units on a site exceed 20 in number, all housing units on the site shall be contained in buildings the exterior of which are architecturally distinguishable one from the other or from buildings on a site or sites having a common boundary with the site.

Off-Street Parking

413.19 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Bonus Density Regulations

413.20 Despite S. 413.12, S.413.13, S.413.14, S.413.15 and S.413.16, where density on the Mainland is increased beyond the permitted base density pursuant to S.413.17, the following provisions shall apply:

- a) the height of a building shall not exceed 40 feet (12.19 metres);
- b) a front yard shall be provided of not less than 15 feet (4.57 metres);
- c) a rear yard shall be provided of not less than 20 feet (6.10 metres);
- d) side yards shall be provided which, in total, equal not less than the height of the building, but need not exceed 35 feet (10.67 metres) in total; however, a side yard shall be provided of not less than 20 feet (6.10 metres) if the site is adjoining a street;
- e) there shall be no limit on site coverage;

- f) usable open space shall be provided of not less than 10 percent (10%) of the gross residential floor area.

Despite S. 413.12, S. 413.13, S. 413.14, S. 413.15 and S. 413.16, where density in Queensborough is increased beyond the permitted base density pursuant to S. 413.17, the following provisions shall apply:

- a) the height of a building shall not exceed 35 feet (10.67 metres);
- b) a front yard shall be provided of not less than 10 feet (3.05 metres);
- c) a rear yard shall be provided of not less than 20 feet (6.10 metres);
- d) a side yard shall be provided on each side of the site of 5 feet (1.52 metres); however, a side yard shall be provided of not less than 20 feet (6.10 metres) if the site is adjoining a street;
- e) there shall be no limit on site coverage;
- f) usable open space shall be provided of not less than 10 percent (10%) of the gross residential floor area. **(BYLAW 7392, 2010)**

414. Single Detached Dwelling Districts (Compact Lots) (RT-2D)

414.1 The intent of this district is to allow single family residential development on compact lots. **(BYLAW No. 6864, 2003)**

Permitted Uses

414.2 The following uses and no others shall be permitted in the (RT-2D) district:

414.3 Single detached dwellings. **(BYLAW 7936, 2017; 8436, 2024)**

414.4 *Duplex dwellings to (RT-1) District standards*

414.5 *Deleted* **(BYLAW 6864, 2003; 7936, 2017)**

414.6 *The keeping of not more than two borders or lodgers, four foster children, or eight child care children in a dwelling unit* **(BYLAW 8436, 2024)**

414.7 *Home based businesses*

414.8 *Public utilities*

414.9 *Accessory buildings and uses provided that all accessory buildings and uses:*

414.10 *If detached accessory buildings,*

- a) shall not exceed two storeys where the second storey is constructed within the roof line nor a height of 15 feet (4.57 metres) measured from the finished floor of the building;
- b) shall not be located in the required front yard;
- c) shall not be located closer than twice the width of the minimum required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;
- d) shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;
- e) shall not be located closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;
- f) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;
- g) shall not be located closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;
- h) shall not cover more than 400 square feet (37.16 square metres) or fifteen percent (15%) of the site area, whichever is greater;

- i) shall not be located closer than 10 feet (3.05 metres) from the principal building.

414.11 *If attached accessory buildings,*

- a) where a portion of the principal building is used solely for an accessory greenhouse, parking structure, cover over swimming pool, or a sundeck, and for no other use, it shall be deemed to be an accessory building;
- b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;
- c) shall not be located in the required front yard;
- d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;
- e) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;
- f) shall not be located closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;
- g) shall not cover more than ten percent (10%) of the site area.

Height

- 414.12 Where the principal building has a site coverage greater than thirty percent (30%), the height of the building shall not exceed 25 feet (7.62 metres). When the principal building has a site coverage less than thirty percent (30%) the height of the building shall not exceed 27 feet (8.23 metres). Height shall be measured from the datum, except in the Queenborough neighbourhood, where height shall be measured from the Geodetic elevation of 11.53 feet (3.53 metres). **(BYLAW 6864, 2003)**

Front Yard

- 414.13 A front yard shall be provided of not less than 10 feet (3.05 metres) in depth.

Rear Yard

- 414.14 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres).

Side Yard

- 414.15 The total required side yards shall not be less than 7 feet (2.13 metres).

Site Coverage

- 414.16 Where a house has one habitable level above either grade, or the Geodetic elevation of 11.53 feet (3.53 metres), the principal building shall not cover more than forty percent (40%) of the site area.

- 414.17 Where a house has two habitable levels above either grade or the Geodetic elevation of 11.53 feet (3.53 metres), the principal building shall not cover more than thirty-five (35%) of the site area. **(BYLAW 6864, 2003)**
- 414.18 Where a house has three habitable levels above either grade or the Geodetic elevation of 11.53 feet (3.53 metres), and the third level is constructed within the roofline of a peaked roof, the principal building shall not cover more than thirty percent (30%) of the site area. **(BYLAW 6864, 2003)**

Design

- 414.19 Where the housing units on a site exceed 20 in number, all housing units on the site shall be contained in buildings the exterior of which are architecturally distinguishable one from the other or from the buildings on a site or sites having a common boundary with the sites. **(BYLAW 6859,2003)**

Site Area and Site Frontage

- 414.20 Other than where the provisions of Section 190.36 apply a site shall not be less than 3,000 square feet (278.70 square metres), provided that an amount not exceeding twenty-five percent (25%) of the total amount of lots created in a subdivision may be reduced in area to a lot size of not less than 2,700 square feet (250.83 square metres); and further provided that an amount not exceeding twenty-five percent (25%) of the total amount of lots created in a subdivision may be further reduced in area to a lot size of not less than 2,300 square feet (213.67 square metres), and shall have a frontage of not less than ten percent (10%) of its perimeter unless Council determines upon a lesser frontage.

Off-Street Parking

- 414.21 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

415. Row House Districts (RT-2E) (BYLAW 6716, 2002)

415.1 The intent of this district is to allow fee simple, row houses with a maximum density of 30 units per acre.

Permitted Uses

415.2 The following uses and no other shall be permitted in the (RT-2E) district:

415.3 *Row house*

415.4 *Detached Townhouse to (RT-2D) Detached Townhouse District Standards*

415.5 *Home Based Business*

415.6 *The keeping of not more than two borders or lodgers, or more than four foster children*

415.7 *Accessory buildings and uses provided that all accessory buildings and uses:*

415.8 *If detached accessory building and structures*

- a) shall not exceed one storey and
 - i) in the case of a peaked roof, no portion of the roof shall exceed 4.57 metres(15 feet), or
 - ii) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building.
(BYLAW 7437, 2010)
- b) shall not be located in the required front yard;
- c) shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;
- d) shall not be located closer than a distance of 5 feet (1.52 metres) from the corner of the site at an intersection of a street or lane;
- e) shall not be located closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;
- f) detached accessory buildings and structures which are enclosed to more than forty-five percent (45%) of their perimeter shall not cover more than twenty percent (20%) of the area of the site;
- g) detached accessory buildings and structures which are enclosed to a maximum of forty-five percent (45%) of their perimeter shall not cover more than fifteen percent (15%) of the area of the site;
- h) where the detached accessory building is a garage or carport, it shall not be located closer than 12 feet (3.66 metres) from the principle building.
- i) shall not be dormered. **(BYLAW 7437, 2010)**

- 415.9 *If attached accessory buildings and structures,*
- a) shall not cover more than 100 square feet (9.29 square metres) or five percent (5%) of the site, which ever is greater.

Height

- 415.10 The height of a building shall not exceed 28 feet (8.53 metres), except that where a dormer occupies more than sixty percent (60 %) of the width of the building, in which case the height of the building shall not exceed 20 feet (6.10 metres).

Front Yard

- 415.11 A front yard shall be provided of not less than 10 feet (3.05 metres).

Rear Yard

- 415.12 A rear yard shall be provided of not less than 35 feet (10.67 metres).

Side Yard

- 415.13 A side yard shall be provided:
- a) where a site has a frontage of 24 feet (7.32 metres) or less, no side yards are permitted;
 - b) where the site is a corner site, no side yard to the interior side lot line is permitted;
 - c) where the site is a corner site, a side yard to the exterior side lot line of 8 feet (2.44 metres) is required;
 - d) where 5 or fewer row houses are constructed as one building and the end unit has only interior side lot lines, a side yard of not less than 8 feet (2.44 metres) is required toward the lot line where no common walls are proposed;
 - e) where 6 or more row houses are constructed as one building and the end unit has only interior side lot lines, a side yard toward the lot line where no common wall is proposed of not less than ten percent (10%) of the total length of the building is required, provided that this requirement may be measured to the centre line of any adjacent public right of way or walkway such that the side yard requirement shall in any case not be less than 8 feet (2.44 metres).

Site Coverage

- 415.14 The principle building shall not cover more than fifty percent (50%) of the area of the site.

Building Length

- 415.15 Maximum building length shall not exceed 200 feet (60.96 metres) or 10 housing units.

Site Area and Frontage

- 415.16 A site shall be not less than 1,400 square feet (130.1 square metres) in area and shall have a frontage of not less than ten percent (10%) of its perimeter, unless Council determines upon a lesser frontage, except in the case of a site registered I the Land Title Office, City of New Westminster prior to the final adoption of this Bylaw.

Off-Street Parking

- 415.17 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

416 Cluster House Districts (RT-2F) (BYLAW 6716, 2002)

416.1 The intent of this district is to allow single detached dwellings without secondary suites at a maximum density of 22 units per acre.

Permitted Uses

416.2 The following uses and no other shall be permitted in the (RT-2F) district:

416.3 *Cluster house*

416.4 *Duplex cluster house on site of not less than 4,000 square feet (371.60 square metres).*

416.5 *Detached Townhouse to (RT-2D) Detached Townhouse District Standards*

416.6 *Home Based Business*

416.7 *The keeping of not more than two borders or lodgers, or more than four foster children*

416.8 *Accessory buildings and uses provided that all accessory buildings and uses:*

416.9 *If detached accessory buildings and structures:* **(BYLAW 7079, 2006)**

- a) shall not exceed one storey and
 - i) in the case of a peaked roof, no portion of the roof shall exceed 4.57 metres(15 feet), or
 - ii) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building.
(BYLAW 7437, 2010)
- b) shall not be located in the required front yard;
- c) shall not be located closer than twice the width of the minimum required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;
- d) if the detached accessory building is a garage or carport, it shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;
- e) shall not be located closer than a distance of 5 feet (1.52 metres) from the corner of the site at an intersection of a street or lane;
- f) shall not be located closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;
- g) shall not cover more than 450 square feet (41.80 square metres);
- h) shall not be dormered. **(BYLAW 7437, 2010)**

416.10 *If attached accessory buildings and structures:*

- a) shall not exceed a height of 15 feet (4.57 metres);
- b) shall satisfy all yard requirements for the principle building;

- c) garages and carports shall in total not cover more than 420 square feet (39.02 square metres) of site area;
- d) a front porch shall not cover more than 225 square feet (20.90 square meters) of site area.

Height

416.11 The height of a building shall not exceed 20 feet (6.1 metres). **(BYLAW 8436, 2024)**

Yard Requirements

416.12 Where a lot has a frontage on a street of 20 feet (6.10 metres) or more:

- a) a front yard shall be provided of not less than 10 feet (3.05 metres);
- b) a side yard shall be provided of not less than 4 feet (1.23 metres) except where the side lot line is adjacent to a shared driveway, in which case a side yard shall be provided of not less than 8.5 feet (2.59 metres);
- c) a chimney may project up to 2 feet (0.61 metres) into any rear or side yard;
- d) a rear yard shall be provided of not less than 4 feet (1.22 metres), except that where a lot has a depth greater than 75 feet (22.86 metres), a rear yard of 20 feet (6.10 metres) is required.

416.13 Where a lot has a frontage on a street of less than 20 feet

- a) a front yard shall be provided of not less than 4 feet (1.22 metres), which shall be measured from the longest segment of a compound front lot line which is parallel to the fronting street;
- b) a side yard shall be provided of not less than 4 feet (1.22 metres);
- c) a rear yard shall be provided of not less than 4 feet (1.22 metres).

Site Coverage

416.14 The principle building and any attached accessory buildings and structures shall in total not cover more than 55% of the area of the site.

Floor Space Ratio

416.15 For the purposes of this Schedule, floor space ratio shall mean the numerical factor determined by measuring the horizontal cross-sectional area of the principle building to the outside of the walls of the building at each storey and determining the total of all such areas excepting thereof the net floor area of all spaces therein to be used exclusively for parking to a maximum of two per housing unit.

416.16 The floor space ratio shall not exceed a factor of 0.7.

Useable Open Space

416.17 Useable outdoor space having no dimension smaller than 10 feet (3.05 metres) shall be provided equal to or greater than ten percent (10%) of the area of the site.

Off-Street Parking

416.18 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Site Area and Frontage

- 416.19 Each site shall have a frontage of not less than 10 percent (10%) of its perimeter, unless Council determines on a lesser frontage, and other than where the provisions of section 190.36 apply the area of a site shall not be less than:
- a) for a site with a frontage of less than 20 feet (6.10 metres), a minimum lot area of 2,950 square feet (270.05 square metres) is required;
 - b) for a site with a frontage of more than 20 feet (6.10 metres), a minimum lot area of 2,600 square feet (241.54 square metres), is required;
 - c) a duplex shall not be allowed in this zoning district unless the site has a lot area greater than 4,000 square feet (371.60 square meters) and a frontage greater than 20 feet (6.10 metres).

417 Queensborough Townhouse Districts (RT-3)
(BYLAW 7420, 2010; 7840, 2016)

417.1 The intent of this district is to allow townhouse development in the Queensborough neighbourhood.

417.2 *The following uses and no others shall be permitted in the (RT-3) district:*

417.3 *Single detached dwellings to (RQ-1) District standards;*

417.4 *Duplexes to (RT-1) District standards;*

417.5 *The keeping of not more than two boarders or lodgers or more than four foster or seven child care children within a dwelling unit;*

417.6 *Home based businesses;*

417.7 *Public utilities;*

417.8 *Townhouses or Rowhouses provided that no portion of the first storey at street level shall be used for residential purposes except for entrances and stairs to the habitable area of the residential units;*

417.9 *Accessory buildings and uses provided that all accessory buildings and uses are for the purposes of recreation, utility services, security and landscaping;*

417.10 *Detached accessory buildings:*

- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of the building;
- b) shall not be located in any required yard;
- c) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;
- d) shall not be located within 25 feet (7.62 metres) of any residential building;
- e) shall not cover more than ten percent (10%) of the site area.

417.11 *Attached accessory buildings,*

- a) where a portion of the principal building is used solely for an accessory greenhouse, parking structure, cover over a swimming pool, or a sundeck, and for no other use, it shall be deemed to be an accessory building;
- b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;
- c) shall not be located in the required front yard;
- d) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;
- e) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;
- f) shall not cover more than ten percent (10%) of the site area

Height

417.12 The height of a building shall not exceed three storeys nor 28 feet (8.53 metres).
(BYLAW 8436, 2024)

Front Yard

417.13 A front yard shall be provided of not less than 10 feet (3.05 metres) in depth.
(BYLAW 8172, 2020)

Rear Yard

417.14 A rear yard shall be provided of not less than 15 feet (4.57 metres) in depth.

Side Yard

417.15 A side yard shall be provided of not less than 15 feet (4.57 metres) in depth.

Site Coverage

417.16 All principal buildings, in total, shall not cover more than forty percent (40%) of the site area.

Distance Between Buildings on the Same Site

417.17 Where there is more than one building on a site and two side walls face each other the following distances between buildings shall be provided:

Total Units in the Two Buildings:	Required Distance Between Buildings:
2 – 5 Units	10 feet (3.05 metres)
6 – 8 Units	12 feet (3.66 metres)
9 – 12 Units	14 feet (4.27 metres)
13 – 16 Units	16 feet (4.88 metres)

(BYLAW 8172, 2020)

417.18 Where there is more than one building on a site and the front or rear wall of one building faces the front or rear wall of another building, or where the front or rear wall of one building faces the side wall of another building then the following distance between buildings shall be provided:

Total Units in the Two Buildings:	Required Distance Between Buildings:
2 – 5 Units	50% of the combined heights of the buildings
6 – 8 Units	50% of the combined heights of the buildings plus 2 feet (0.61 metres)
9 – 12 Units	50% of the combined

	heights of the buildings plus 4 feet (1.21 metres)
13 – 16 Units	50% of the combined heights of the buildings plus six feet (1.83 metres)

Density

- 417.19 Despite Section 120.80, for the purpose of this Schedule, floor space ratio shall mean the numerical factor determined by measuring the horizontal cross-sectional area of the principal building to the outside of the outer walls of the building at each storey and determining the total of all such areas, excluding any flood control area which consists of areas located at grade that are used solely for the purpose of the parking of automobiles and the provision of access to the residential unit.
- 417.20 The maximum floor space ratio shall not exceed a factor of 0.80

Requirements for Townhouse Units

- 417.21 Each townhouse dwelling unit shall have a minimum floor area of 850 square feet (79 square metres).

Usable Open Space

- 417.22 Useable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

Off-Street Parking

- 417.23 Off-Street parking shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

418 Queensborough Townhouse Districts (RT-3A)

(BYLAW 7420, 2010; 7840, 2016)

- 418.1 **The intent of this district is to allow townhouse development in the Queensborough neighbourhood.**
- 418.2 *The following uses and no others shall be permitted in the (RT-3A) district:*
- 418.3 *Single detached dwellings to (RQ-1) District standards;*
- 418.4 *Single detached dwellings to (RT-2D) standards;* **(BYLAW 7823, 2016)**
- 418.5 *Duplexes to (RT-1) District standards;*
- 418.6 *The keeping of not more than two boarders or lodgers or more than four foster or seven child care children within a dwelling unit;*
- 418.7 *Home based businesses;*
- 418.8 *Public utilities;*
- 418.9 *Townhouses or Rowhouses provided that no portion of the first storey at street level shall be used for residential purposes except for entrances and stairs to the habitable area of the residential units;*
- 418.10 *Accessory buildings and uses provided that all accessory buildings and uses are for the purposes of recreation, utility services, security and landscaping;*
- 418.11 *Detached accessory buildings,*
- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of the building;
 - b) shall not be located in any required yard;
 - c) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;
 - d) shall not be located within 25 feet (7.62 metres) of any residential building
 - e) shall not cover more than ten percent (10%) of the site area.
- 418.12 *Attached accessory buildings:*
- a) where a portion of the principal building is used solely for an accessory greenhouse, parking structure, cover over a swimming pool, or a sundeck, and for no other use, it shall be deemed to be an accessory building;
 - b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;
 - c) shall not be located in the required front yard;
 - d) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

- e) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;
- f) shall not cover more than ten percent (10%) of the site area.

Height

418.13 The height of a building shall not exceed three storeys nor 28 feet (8.53 metres).
(BYLAW 8436, 2024)

Front Yard

418.14 A front yard shall be provided of not less than 10 feet (3.05 metres) in depth.
(BYLAW 8172, 2020)

Rear Yard

418.15 A rear yard shall be provided of not less than 15 feet (4.57 metres) in depth.

Side Yard

418.16 A side yard shall be provided of not less than 15 feet (4.57 metres) in depth.

Site Coverage

418.17 All principal buildings, in total, shall not cover more than forty percent (40%) of the site area.

Distance Between Buildings

418.18 Where there is more than one building on a site and two side walls face each other, then the following distances between buildings shall be provided:

Total Units in the Two Buildings:	Required Distance Between Buildings:
2 – 5 Units	10 feet (3.05 metres)
6 – 8 Units	12 feet (3.66 metres)
9 – 12 Units	14 feet (4.27 metres)
13 – 16 Units	16 feet (4.88 metres)

(BYLAW 8172, 2020)

418.19 Where there is more than one building on a site and the front or rear wall of one building faces the front or rear wall of another building, or where the front or rear wall of one building faces the side wall of another building, then the following distance between buildings shall be provided:

Total Units in the Two Buildings:	Required Distance Between Buildings:
2 – 5 Units	50% of the combined heights of the buildings

6 – 8 Units	50% of the combined heights of the buildings plus 2 feet (0.61 metres)
9 – 12 Units	50% of the combined heights of the buildings plus 4 feet (1.21 metres)
13 – 16 Units	50% of the combined heights of the buildings plus six feet (1.83 metres)

Density

- 418.20 Despite Section 120.80, for the purpose of this Schedule, floor space ratio shall mean the numerical factor determined by measuring the horizontal cross-sectional area of the principal building to the outside of the outer walls of the building at each storey and determining the total of all such areas, excluding any flood control area which consists of areas located at grade that are used solely for the purpose of the parking of automobiles and the provision of access to the residential unit.
- 418.21 The maximum floor space ratio shall not exceed a factor of 0.90.

Requirements for Townhouse Units

- 418.22 Each townhouse dwelling unit shall have a minimum floor area of 850 square feet (79.01 square metres).

Usable Open Space

- 418.23 Useable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

Off-Street Parking

- 418.24 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

419. Queensborough Townhouse Districts (RT-3B) (BYLAW 7840, 2016)

- 419.1 The intent of this district is to allow low density townhouse development in the Queensborough neighbourhood in areas designated as (RL) Residential Low Density in the Queensborough Community Plan.**
- 419.2 The following uses and no others shall be permitted in the (RT-3B) district:
- 419.3 Single detached dwellings to (RQ-1) District standards;
- 419.4 Duplexes to (RT-1) District standards;
- 419.5 The keeping of not more than two boarders or lodgers or more than four foster or seven child care children within a dwelling unit;
- 419.6 Home based businesses;
- 419.7 Public utilities;
- 419.8 Townhouses, provided that no portion of the first storey at street level shall be used for residential purposes except for entrances and stairs to the habitable area of the residential units;
- 419.9 Accessory buildings and uses provided that all accessory buildings and uses are for the purposes of recreation, utility services, security and landscaping;
- 419.10 Detached accessory buildings:
- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of the building;
 - b) shall not be located in any required yard;
 - c) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;
 - d) shall not be located within 25 feet (7.62 metres) of any residential building
 - e) shall not cover more than ten percent (10%) of the site area.
- 419.11 Attached accessory buildings:
- a) where a portion of the principal building is used solely for an accessory greenhouse, parking structure, cover over a swimming pool, or a sundeck, and for no other use, it shall be deemed to be an accessory building;
 - b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;
 - c) shall not be located in the required front yard;
 - d) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;
 - e) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

- f) shall not cover more than ten percent (10%) of the site area.

Height

- 419.12 The height of a building shall not exceed three storeys nor 35 feet (10.7 metres).

Front Yard

- 419.13 A front yard shall be provided of not less than 10 feet (3.05 metres) in depth.
(BYLAW 8172, 2020)

Rear Yard

- 419.14 A rear yard shall be provided of not less than 15 feet (4.57 metres) in depth.

Side Yard

- 419.15 A side yard shall be provided of not less than 6 feet (1.82 metres) in depth.

Site Coverage

- 419.16 All principal buildings, in total, shall not cover more than thirty five percent (35%) of the site area.

Distance Between Buildings on The Same Site

- 419.17 Where there is more than one building on a site and two side walls face each other, then the following distances between buildings shall be provided:

Total Number of Units in the Two Buildings	Required Separation Between Buildings
2 Units	7 feet (2.13 metres)
3 – 4 Units	9 feet (2.74 metres)
5 – 8 Units	12 feet (3.66 metres)
9 – 12 Units	14 feet (4.27 metres)
13 – 16 Units	16 feet (4.88 metres)

- 419.18 A chimney or a bay window may project up to 0.5 feet (0.15 metres) into the required distance between side walls calculated in section 419.17 of this bylaw.

- 419.19 Where there is more than one building on a site and the front or rear wall of one building faces the front or rear wall of another building, or where the front or rear wall of one building faces the side wall of another building, then the following distance between buildings on the same site shall be provided:

Total Number of Units in the Two Buildings	Required Separation Between Buildings
2 – 5 Units	50% of the combined heights of the buildings
6 – 8 Units	50% of the combined heights of the buildings plus 2 feet (0.61 metres)
9 – 12 Units	50% of the combined heights of the buildings plus 4 feet (1.21 metres)
13 – 16 Units	50% of the combined heights of the buildings plus six feet (1.83 metres)

Density

419.20 Despite Section 120.80, for the purpose of this Schedule, floor space ratio shall mean the numerical factor determined by measuring the horizontal cross-sectional area of the principal building to the outside of the outer walls of the building at each storey and determining the total of all such areas, excluding any flood control area which consists of areas located at grade that are used solely for the purpose of the parking of automobiles and the provision of access to the residential unit.

419.21 The maximum floor space ratio shall not exceed a factor of 0.62.

Requirements for Townhouse Units

419.22 Each townhouse dwelling unit shall have a minimum floor area of 850 square feet (79.01square metres).

Usable Open Space

419.23 Useable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

Off-Street Parking

419.24 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

420. Multiple Dwelling Districts (Garden Apartments) (RM-1)

420.1 **The intent of this district is to allow low-rise apartment development with an opportunity for increased density upon amenity provision conditions being met.**
(BYLAW 7392, 2010)

Permitted Uses

420.2 The following uses and no others shall be permitted in the (RM-1) district:

420.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated ‘(RD) Residential Single Detached and Semi-Detached Housing’ or ‘(RGO) Residential – Ground Oriented Infill Housing’ in the City of New Westminster Official Community Plan.
(BYLAW 7936, 2017)

420.4 *Duplex dwellings to (RT-1) District standards*

420.5 *Duplexes, row houses, or townhouses excluding lodging or boarding houses*

420.6 *Apartment buildings*

420.7 *The keeping of not more than two boarders or lodgers or more than four foster children or seven child care children within a dwelling unit*

420.8 *Home based businesses*

420.9 *Public utilities*

420.10 *Accessory buildings and uses provided that all accessory buildings:*

- a) shall not exceed one storey or a height of 15 feet (4.57 metres) measured from the finished floor of a building;
- b) shall not be located in the required front yard;
- c) shall be located not closer than 5 feet (1.52 metres) from the rear or side site line;
- d) shall be located not closer than 10 feet (3.05 metres) from a window of a habitable room;
- e) shall not occupy more than ten percent (10%) of the site area;
- f) are used solely for recreation purposes, and if attached to a principal building, shall be deemed to be an accessory building;
- g) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Height

420.11 The height of a building shall not exceed 25 feet (7.62 metres) nor two storeys developed for housing purposes.

Front Yard

420.12 A front yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres).

Rear Yard

420.13 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres).

Side Yard

420.14 A side yard shall be provided on each side of the site having a depth of not less than an amount equal to fifty percent (50%) of the height of the building provided that in the case of *single detached dwellings* and *duplexes*, the provisions of Schedules for (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively of this Bylaw apply.

Distance Between Buildings or Portion of Buildings on the Same Site

420.15 Where there is more than one principal building on the site, or more than one shaft to a building, or where an outer wall is recessed more than 16 feet (4.88 metres) from the main outer wall line of the building, the horizontal distance between such buildings, shafts or opposite walls of such recessed portions shall not be less than 20 feet (6.10 metres) plus an amount equal to twenty percent (20%) of the combined heights of such buildings, shafts or walls, as the case may be.

Site Coverage

420.16 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

Density

420.17 The maximum permitted base density must not exceed:

- a) Housing units: 35 per net acre (86.49 per net hectare); or
- b) A floor space ratio of 1.2 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49. **(BYLAW 7392, 2010; 8287, 2021)**

Off-Street Parking

420.18 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Usable Open Space

420.19 Usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

Bonus Density Regulations

420.20 Despite S. 420.11, S. 420.12, S. 420.13, S. 420.14 and S. 420.16, where density is increased beyond the base density permitted pursuant to S. 420.17, the following provisions shall apply:

- a) the height of a building shall not exceed 45 feet (13.72 metres);
- b) a front yard shall be provided of not less than 20 feet (6.10 metres) in depth;
- c) a rear yard shall be provided of not less than 20 feet (6.10 metres) in depth;
- d) side yards shall be provided which, in total, must equal not less than the height of the building but need not exceed 40 feet (12.19 metres) in total; however, a side yard adjoining a street must not be less than 20 feet (6.10 metres);
- e) there shall be no limit on site coverage. **(BYLAW 7392, 2010)**

421. Multiple Dwelling Districts (Garden Apartments) (RM-1A)

421.1 **The intent of this district is to allow low-rise apartment development with an opportunity for increased density upon amenity provision conditions being met.**
(BYLAW 7392, 2010)

Permitted Uses

421.2 The following uses and no others shall be permitted in the (RM-1A) district:

421.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated ‘(RD) Residential Single Detached and Semi-Detached Housing’ or ‘(RGO) Residential – Ground Oriented Infill Housing’ in the City of New Westminster Official Community Plan.
(BYLAW 7936, 2017)

421.4 *Duplex dwellings to (RT-1) District standards*

421.5 *Duplexes, row houses, or townhouses excluding lodging or boarding houses*

421.6 *Apartment buildings*

421.7 *The keeping of not more than two boarders or lodgers or more than four foster children or seven child care children within a dwelling unit*

421.8 *Home based businesses*

421.9 *Public utilities*

421.10 *Accessory buildings and uses provided that all accessory buildings:*

- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;
- b) shall not be located in the required front yard;
- c) shall be located not closer than 5 feet (1.52 metres) from the rear or side site line;
- d) shall be located not closer than 10 feet (3.05 metres) from a window of a habitable room;
- e) shall not occupy more than ten percent (10%) of the site area;
- f) are used solely for recreation purposes, and if attached to a principal building, shall be deemed to be an accessory building;
- g) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Height

421.11 The height of a building shall not exceed 25 feet (7.62 metres) nor two storeys developed for housing purposes.

Front Yard

421.12 A front yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres).

Rear Yard

421.13 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres).

Side Yard

421.14 A side yard shall be provided on each side of the site having a depth of not less than an amount equal to fifty percent (50%) of the height of the building provided that in the case of *single detached dwellings* and *duplexes*, the provisions of Schedules for (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively of this Bylaw apply.

Distance Between Buildings or Portion of Buildings on the Same Site

421.15 Where there is more than one principal building on the site, or more than one shaft to a building, or where an outer wall is recessed more than 16 feet (4.88 metres) from the main outer wall line of the building, the horizontal distance between such buildings, shafts or opposite walls of such recessed portions shall not be less than 20 feet (6.10 metres) plus an amount equal to twenty percent (20%) of the combined heights of such buildings, shafts or walls, as the case may be.

Site Coverage

421.16 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

Density

421.17 The maximum permitted base density must not exceed:

- a) Housing units: 30 per net acre (74.13 per net hectare); or
- b) A floor space ratio of 1.2 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49. **(BYLAW 7392, 2010; 8287, 2021)**

Off-Street Parking

421.18 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Usable Open Space

421.19 Usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

Bonus Density Regulations

421.20 Despite S. 421.11, S. 421.12, S. 421.13, S. 421.14 and S. 421.16, where density is increased beyond the base density permitted pursuant to S. 421.17, the following provisions shall apply:

- a) the height of a building shall not exceed 45 feet (13.72 metres);
- b) a front yard shall be provided of not less than 20 feet (6.10 metres) in depth;
- c) a rear yard shall be provided of not less than 20 feet (6.10 metres) in depth;
- d) side yards shall be provided which, in total, must equal not less than the height of the building but need not exceed 40 feet (12.19 metres) in total; however, a side yard adjoining a street must not be less than 20 feet (6.10 metres);
- e) there shall be no limit on site coverage. **(BYLAW 7392, 2010)**

422. Multiple Dwelling Districts (Garden Apartments) (RM-1B)

422.1 **The intent of this district is to allow low-rise apartment development with an opportunity for increased density upon amenity provision conditions being met.**
(BYLAW 7392, 2010)

Permitted Uses

422.2 The following uses and no others shall be permitted in the (RM-1B) district:

422.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated ‘(RD) Residential Single Detached and Semi-Detached Housing’ or ‘(RGO) Residential – Ground Oriented Infill Housing’ in the City of New Westminster Official Community Plan.
(BYLAW 7936, 2017)

422.4 *Duplex dwellings to (RT-1) District standards*

422.5 *Duplexes, row houses, or townhouses excluding lodging or boarding houses*

422.6 *Apartment buildings*

422.7 *The keeping of not more than two boarders or lodgers or more than four foster children or seven child care children within a dwelling unit*

422.8 *Home based businesses*

422.9 *Public utilities*

422.10 *Accessory buildings and uses provided that all accessory buildings*

- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;
- b) shall not be located in the required front yard;
- c) shall be located not closer than 5 feet (1.52 metres) from the rear or side site line;
- d) shall be located not closer than 10 feet (3.05 metres) from a window of a habitable room;
- e) shall not occupy more than ten percent (10%) of the site area;
- f) are used solely for recreation purposes, and if attached to a principal building, shall be deemed to be an accessory building;
- g) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Height

422.11 The height of a building shall not exceed 25 feet (7.62 metres) nor two storeys developed for housing purposes.

Front Yard

422.12 A front yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres).

Rear Yard

422.13 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres).

Side Yard

422.14 A side yard shall be provided on each side of the site having a depth of not less than an amount equal to fifty percent (50%) of the height of the building provided that in the case of *single detached dwellings* and *duplexes*, the provisions of Schedules for (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively of this Bylaw apply.

Distance Between Buildings or Portion of Buildings On the Same Site

422.15 Where there is more than one principal building on the site, or more than one shaft to a building, or where an outer wall is recessed more than 16 feet (4.88 metres) from the main outer wall line of the building, the horizontal distance between such buildings, shafts or opposite walls of such recessed portions shall not be less than 20 feet (6.10 metres) plus an amount equal to twenty percent (20%) of the combined heights of such buildings, shafts or walls, as the case may be.

Site Coverage

422.16 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

Density

422.17 The maximum permitted base density must not exceed:

- a) Housing units: 25 per net acre (61.78 per net hectare); or
- b) A floor space ratio of 1.2 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49. **(BYLAW 7374, 2010; 8287, 2021)**

Off-Street Parking

422.18 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Usable Open Space

422.19 Usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

Bonus Density Regulations

422.20 Despite S. 422.11, S. 422.12, S. 422.13, S. 422.14 and S. 422.16, where density is increased beyond the permitted base density pursuant to S. 422.17, the following provisions shall apply:

- a) the height of a building shall not exceed 45 feet (13.72 metres);
- b) a front yard shall be provided of not less than 20 feet (6.10 metres) in depth;
- c) a rear yard shall be provided of not less than 20 feet (6.10 metres) in depth;
- d) side yards shall be provided which, in total, must equal not less than the height of the building but need not exceed 40 feet (12.19 metres) in total; however, a side yard adjoining a street must not be less than 20 feet (6.10 metres);
- e) there shall be no limit on site coverage. **(BYLAW 7392, 2010)**

430. Multiple Dwelling Districts (Low Rise) (RM-2)

430.1 **The intent of this district is to allow low-rise apartment development with an opportunity for increased density upon amenity provision conditions being met.**
(BYLAW 7392, 2010)

Permitted Uses

430.2 The following uses and no others shall be permitted in the (RM-2) district:

430.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated ‘(RD) Residential Single Detached and Semi-Detached Housing’ or ‘(RGO) Residential – Ground Oriented Infill Housing’ in the City of New Westminster Official Community Plan.
(BYLAW 7936, 2017)

430.4 *Duplex dwelling to (RT-1) District standards*

430.5 *Duplexes, row houses or townhouses*

430.6 *Apartment buildings and multiple dwellings*

430.7 *Child care in accordance with the regulations in Section 170.13 of this Bylaw*

430.8 *Home based businesses*

430.9 *Lodging and boarding houses*

430.10 *Public utilities*

430.11 *Accessory buildings and uses provided that all accessory buildings:*

- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;
- b) shall not be located in the required front yard;
- c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;
- d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;
- e) shall not occupy more than ten percent (10%) of the site area;
- f) are used solely for recreation purposes and if attached to a principal building shall be deemed to be an accessory building;
- g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Height

430.12 The height of a building shall not exceed 35 feet (10.67 metres).
(BYLAW 8172, 2020)

Front Yard

430.13 A front yard shall be provided of not less than 25 feet (7.62 metres) in depth.

Rear Yard

430.14 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres).

Side Yard

430.15 A side yard shall be provided on each side of the site as follows:

- a) where the side yard adjoins a street, a side yard shall be not less than 8 feet (2.44 metres) plus an amount equal to fifty percent (50%) of the height of the building;
- b) where the side yard does not adjoin a street, a side yard shall be provided as in a) immediately above less 8 feet (2.44 metres);
- c) where a site is used for *single detached dwellings* and *duplexes*, the provisions of Schedules for the (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively of this Bylaw apply;
- d) where the site is a corner locked-in lot and the side yard adjoins a street, such side yards shall be as in a) above, less 8 feet (2.44 metres).

Distance Between Buildings or Portion of Buildings on the Same Site

430.16 Where there is more than one principal building on the site or more than one shaft to a building or where an outer wall is recessed more than 16 feet (4.88 metres) from the main outer wall line of the building, the horizontal distance between such buildings, shafts or opposite walls of such recessed portions shall not be less than 20 feet (6.10 metres) plus an amount equal to twenty percent (20%) of the combined heights of the relevant buildings, shafts or walls, as the case may be.

Site Coverage

430.17 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

Density

430.18 The maximum permitted base density must not exceed:

- a) Housing units: 60 per net acre (148.26 per net hectare); or
- b) A floor space ratio of 1.2 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49.
(BYLAW 7392, 2010; 8287, 2021)

430.19 For senior citizens' housing the floor space ratio shall not exceed a factor of 1.2.

Off-Street Parking

430.20 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Usable Open Space

430.21 Usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

Density Bonus Regulations

430.22 Despite S. 430.12, S. 430.13, S. 430.14, S. 430.15 and S. 430.17, where density is increased beyond the permitted base density pursuant to S. 430.18, the following provisions apply:

- a) the height of a building shall not exceed 45 feet (13.72 metres);
- b) a front yard shall be provided of not less than 20 feet (6.10 metres) in depth;
- c) a rear yard shall be provided of not less than 20 feet (6.10 metres) in depth;
- d) side yards shall be provided which, in total, must equal not less than the height of the building but need not exceed 40 feet (12.19 metres) in total; however, a side yard adjoining a street must not be less than 20 feet (6.10 metres);
- e) there shall be no limit on site coverage. **(BYLAW 7392, 2010)**

Rental Tenure

430.23 The tenure of dwelling units on the land that on January 28, 2019 comprised the following strata plans is limited to residential rental tenure:

Strata Plan NW95 (214 Agnes Street)

Strata Plan NW1544 (215 Tenth Street)

Strata Plan NW1772 (514 Thirteenth Street).

(BYLAW 8078, 2019)(BYLAW 8123, 2019)

431. Multiple Dwelling Districts (Low Rise) (RM-2A)

- 431.1 **The intent of this district is to allow low-rise apartment development with an opportunity for increased density upon amenity provision conditions being met.**
(BYLAW 7392, 2010)

Permitted Uses

- 431.2 The following uses and no others shall be permitted in the (RM-2A) district:
- 431.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated ‘(RD) Residential Single Detached and Semi-Detached Housing’ or ‘(RGO) Residential – Ground Oriented Infill Housing’ in the City of New Westminster Official Community Plan.
(BYLAW 7936, 2017)
- 431.4 *Duplex dwellings to (RT-1) District standards*
- 431.5 *Duplexes, row houses or townhouses*
- 431.6 *Apartment buildings and multiple dwellings*
- 431.7 *Child care in accordance with Section 170.13 of this Bylaw*
- 431.8 *Home based businesses*
- 431.9 *Lodging and boarding houses*
- 431.10 *Public utilities*
- 431.11 *Accessory buildings and uses provided that all accessory buildings:*
- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;
 - b) shall not be located in the required front yard;
 - c) shall be located not closer than 5 feet (1.52 metres) from the rear or side site line;
 - d) shall be located not closer than 10 feet (3.05 metres) from a window of a habitable room;
 - e) shall not occupy more than ten percent (10%) of the site area;
 - f) are used solely for recreation purposes, and if attached to a principal building, shall be deemed to be an accessory building;
 - g) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Height

431.12 The height of a building shall not exceed 35 feet (10.67 metres) nor three storeys developed for housing purposes.

Front Yard

431.13 A front yard shall be provided of not less than 25 feet (7.62 metres) in depth.

Rear Yard

431.14 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres) .

Side Yard

431.15 A side yard shall be provided on each side of the site as follows:

- a) where the side yard adjoins a street, a side yard shall not be less than 8 feet (2.44 metres) plus an amount equal to fifty percent (50%) of the height of the building;
- b) where the side yard does not adjoin a street, a side yard shall be provided as in a) above, less 8 feet (2.44 metres);
- c) where a site is used for *single detached dwellings* and *duplexes*, the provisions of Schedules for the (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively of this Bylaw apply.

Distance Between Buildings or Portion of Buildings on the Same Site

431.16 Where there is more than one principal building on the site, or more than one shaft to a building, or where an outer wall is recessed more than 16 feet (4.88 metres) from the main outer wall line of the building, the horizontal distance between such buildings, shafts or opposite walls of such recessed portions shall not be less than 20 feet (6.10 metres) plus an amount equal to twenty percent (20%) of the combined heights of such buildings, shafts or walls, as the case may be.

Site Coverage

431.17 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

Density

431.18 The maximum permitted base density must not exceed:

- a) Housing units: 40 per net acre (98.84 per net hectare); or
- b) A floor space ratio of 1.2 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49. **(BYLAW 7392, 2010; 8287, 2021)**

Off-Street Parking

431.19 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Usable Open Space

431.20 Usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

Density Bonus Regulations

431.21 Despite S. 431.12, S. 431.13, S. 431.14, S. 431.15 and S. 431.17, where density is increased beyond the permitted base density pursuant to S. 431.18, the following provisions apply:

- a) the height of a building shall not exceed 45 feet (13.72 metres);
- b) a front yard shall be provided of not less than 20 feet (6.10 metres) in depth;
- c) a rear yard shall be provided of not less than 20 feet (6.10 metres) in depth;
- d) side yards shall be provided which, in total, must equal not less than the height of the building but need not exceed 40 feet (12.19 metres) in total; however, a side yard adjoining a street must not be less than 20 feet (6.10 metres);
- e) there shall be no limit on site coverage. **(BYLAW 7392, 2010)**

440. Multiple Dwelling Districts (High Rise) (RM-4)

440.1 **The intent of this district is to allow for high-rise multi-family development to a density of 70 units per acre (172.9 units per hectare), plus bonuses for underground parking and site coverage reductions. (BYLAW 8436, 2024)**

Permitted Uses

440.2 The following uses and no others shall be permitted in the (RM-4) district:

440.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated ‘(RD) Residential Single Detached and Semi-Detached Housing’ or ‘(RGO) Residential – Ground Oriented Infill Housing’ in the City of New Westminster Official Community Plan.
(BYLAW 7936, 2017)

440.4 *Duplex dwellings to (RT-1) District standards*

440.5 *Apartment buildings and multiple dwellings of not less than four storeys developed for housing purposes*

440.6 *Child care in accordance with Section 170.13 of this Bylaw*

440.7 *Home based businesses*

440.8 *Public utilities*

440.9 *Accessory buildings and uses provided that all accessory buildings:*

- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;
- b) shall not be located in the required front yard;
- c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;
- d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;
- e) shall not occupy more than ten percent (10%) of the site area;
- f) are used solely for recreation purposes, and if attached to a principal building shall be deemed to be an accessory building;
- g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Front Yard

440.10 A front yard shall be provided of not less than 25 feet (7.62 metres) in depth.

Rear Yard

- 440.11 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site to a maximum of 25 feet (7.62 metres) nor less than twenty percent (20%) of the height of the building, whichever is the greater.
- 440.12 The portion of any building over 30 feet (9.14 metres) in height shall be set back from the rear property line or centre line of a lane parallel to the rear property line a distance of not less than thirty percent (30%) of that portion of the building over 30 feet (9.14 metres) in height.

Side Yard

- 440.13 A side yard shall be provided on each side of the site as follows:
- a) Where the side yard adjoins a street, the side yard shall be not less than 8 feet (2.44 metres) plus an amount equal to fifty percent (50%) of the height of the highest principal building up to a height of 30 feet (9.14 metres), plus an amount equal to twenty percent (20%) of the height of that portion of the building over 30 feet (9.14 metres);
 - b) Where the side yard does not adjoin a street, the side yard shall be as in a) immediately above, less 8 feet (2.44 metres);
 - c) Where the site is used for *single detached dwellings* and *duplexes*, the provisions of the Schedules for the (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively of this Bylaw apply;
 - d) Where the site is a corner locked-in lot and the side yard adjoins a street, such side yard shall be as in a) above, less 8 feet (2.44 metres).

Distance Between Buildings or Portion of Buildings on the Same Site

- 440.14 Where there is more than one principal building on the site or more than one shaft to a building, or where an outer wall is recessed more than 16 feet (4.88 metres) from the main outer wall line of the building, the horizontal distance between such buildings, shafts or opposite walls of such recessed portions shall not be less than 20 feet (6.10 metres) plus an amount equal to twenty percent (20%) of the combined heights of the relevant buildings, shafts or walls, as the case may be.

Site Coverage

- 440.15 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

Density

- 440.16 The maximum number of units permitted per net acre (.40 hectares) of land shall not exceed 70 provided that:
- a) Where any Off-Street parking spaces are installed in or beneath the building or in an underground structure elsewhere on the site, the roof of the latter structure being below finished ground level of the site or the height datum for the site, then the

maximum number of units permitted per net acre (.40 hectares) may be increased by adding to the preceding number the product of 20 multiplied by the quotient of the total number of parking spaces so provided, divided by the total number of required parking spaces;

- b) Where the site coverage is less than forty percent (40%), then the maximum number of units permitted per net acre (.40 hectares) may be increased by adding to that number the product of the number obtained by subtracting the actual percent site coverage from forty percent (40%) multiplied by 2.0;
- c) The maximum floor space ratio shall not exceed 4.0.

440.17 For senior citizens housing the floor space ratio shall not exceed a factor of 1.6 provided that:

- a) Where any Off-Street parking spaces are installed in or beneath the building or in an underground structure elsewhere on the site, the roof of the latter structure being below finished ground level of the site or the Height Datum for the site, then the maximum allowable floor space ratio is increased by adding to the said factor the product of 0.4 multiplied by the quotient of the total number of parking spaces so provided, divided by the total number of required parking spaces for the building or use;
- b) Where the site coverage is less than forty percent (40%), then the maximum allowable floor space ratio is increased by adding to the said factor the product of the number obtained by subtracting the actual percent site coverage from forty percent (40%) multiplied by 0.01.

Width of Building

440.18 Where the height of the building exceeds 40 feet (12.19 metres), the maximum horizontal measurement of the building above such prescribed height, measured parallel to a site boundary, shall not exceed fifteen percent (15%) of the total length of the perimeter of the site. Where more than one building occupies the site or there is more than one shaft to a building, any of which exceed 40 feet (12.19 metres) in height, the total maximum horizontal measurement of the buildings or shafts shall not exceed the maximum measurement allowed if one building with one shaft occupied the site.

Off-Street Parking

440.19 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Usable Open Space

440.20 Usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

Rental Tenure

440.21 The tenure of dwelling units on the land that on January 28, 2019 comprised the following strata plans is limited to residential rental tenure:

Strata Plan NW2357 (211 Eleventh Street)
Strata Plan LMS3797 (425 Twelfth Street).

(BYLAW 8078, 2019)(BYLAW 8123, 2019)

450. Multiple Dwelling Districts (Medium Rise) (RM-5)

450.1 The intent of this district is to allow medium-rise multi-family development to a density of 70 units per acre (172.9 units per hectare). (BYLAW 8436, 2024)

Permitted Uses

450.2 The following uses and no others shall be permitted in the (RM-5) district:

450.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated ' (RD) Residential Single Detached and Semi-Detached Housing' or '(RGO) Residential – Ground Oriented Infill Housing' in the City of New Westminster Official Community Plan.
(BYLAW 7936, 2017)

450.4 *Duplex dwellings to (RT-1) District standards*

450.5 *Apartment buildings and multiple dwellings of not more than three storeys and a basement provided however that if any portion of the basement is used for housing purposes it shall only be used as part of a two storey dwelling unit.*

450.6 *Child care in accordance with Section 170.13 of this Bylaw*

450.7 *Home based businesses*

450.8 *Public utilities*

450.9 *Accessory buildings and uses provided that all accessory buildings:*

- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;
- b) shall not be located in the required front yard;
- c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site lines;
- d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;
- e) shall not occupy more than ten percent (10%) of the site area;
- f) are used solely for recreation purposes, and if attached to a principal building shall be deemed to be an accessory building;
- g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Front Yard

450.10 A front yard shall be provided of not less than 25 feet (7.62 metres) in depth.

Rear Yard

450.11 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres).

Side Yard

450.12 A side yard shall be provided on each side of the site as follows:

- a) Where the side yard adjoins a street, the side yard shall be not less than 8 feet (2.44 metres) plus an amount equal to fifty percent (50%) of the height of the highest principal building;
- b) Where the side yard does not adjoin a street, the side yard shall be as in a) immediately above, less 8 feet (2.44 metres);
- c) Where the site is used for *single detached dwellings* and *duplexes*, the provisions of Schedules for the (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively of this Bylaw apply;
- d) Where the site is a corner locked-in lot and the side yard adjoins a street, such side yard shall be as in a) above, less 8 feet (2.44 metres).

Distance Between Buildings or Portion of Buildings on the Same Site

450.13 Where there is more than one principal building on the site or more than one shaft to a building, or where an outer wall is recessed more than 16 feet (4.88 metres) from the main outer wall line of the building, the horizontal distance between such buildings, shafts or opposite walls of such recessed portions shall not be less than 20 feet (6.10 metres) plus an amount equal to twenty percent (20%) of the combined heights of the relevant buildings, shafts or walls, as the case may be.

Site Coverage

450.14 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

Density

450.15 The maximum number of units permitted per net acre (.40 hectares) of land shall not be greater than 70.

Width of Building

450.16 Where the height of the building exceeds 40 feet (12.19 metres), the maximum horizontal measurement of the building above such prescribed height, measured parallel to a site boundary, shall not exceed fifteen percent (15%) of the total length of the perimeter of the site. Where more than one building occupies the site or there is more than one shaft to a building, any of which exceed 40 feet (12.19 metres) in height, the total maximum horizontal measurement of the buildings or shafts shall not exceed the maximum measurement allowed if one building with one shaft occupied the site.

451. Multiple Dwelling Districts (Medium Rise) (RM-5A)

451.1 **The intent of this district is to allow apartment development with an opportunity for increased density upon amenity provision conditions being met. (BYLAW 7392, 2010)**

Permitted Uses

451.2 The following uses and no others shall be permitted in the (RM-5A) district:

451.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated ‘(RD) Residential Single Detached and Semi-Detached Housing’ or ‘(RGO) Residential – Ground Oriented Infill Housing’ in the City of New Westminster Official Community Plan.

(BYLAW 7936, 2017)

451.4 *Duplex dwellings to (RT-1) District standards*

451.5 *Apartment buildings and multiple dwellings of not more than four storeys*

451.6 *Child care in accordance with Section 170.13 of this Bylaw*

451.7 *Home based businesses*

451.8 *Public utilities*

451.9 *Accessory buildings and uses provided that all accessory buildings:*

- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;
- b) shall not be located in the required front yard;
- c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site lines;
- d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;
- e) shall not occupy more than ten percent (10%) of the site area;
- f) are used solely for recreation purposes, and if attached to a principal building shall be deemed to be an accessory building;
- g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Front Yard

451.10 A front yard shall be provided of not less than 25 feet (7.62 metres) in depth.

Rear Yard

451.11 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 20 feet (6.10 metres).

Side Yard

451.12 A side yard shall be provided on each side of the site as follows:

- a) Where the side yard adjoins a street, the side yard shall be not less than 8 feet (2.44 metres) plus an amount equal to fifty percent (50%) of the height of the highest principal building, but need not exceed 20 feet (6.10 metres);
- b) Where the side yard does not adjoin a street, the side yard shall be as in a) immediately above, less 8 feet (2.44 metres);
- c) Where the site is used for *single detached dwellings* and *duplexes*, the provisions of the Schedules for (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively of this Bylaw apply;
- d) Where the site is a corner locked-in lot and the side yard adjoins a street, such side yard shall be as in a) above, less 8 feet (2.44 metres).

Exceptions to Front, Rear and Side Yard Depths

451.13 Despite the provisions of Sections 190.37 to 190.40 of this Bylaw, bays of windows or balconies shall be permitted to be located up to a maximum of 4 feet (1.22 metres) into the front, rear and side yards of buildings but not to exceed thirty-five percent (35%) of the width of the facade on which they occur.

Site Coverage

451.14 All principal buildings in total shall not cover more than 50 percent (50%) of the site area.

Density

451.15 The maximum permitted base density must not exceed:

- a) Housing units: 70 per net acre (172.97 per net hectare); or
- b) A floor space ratio of 1.6 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49. **(BYLAW 7392, 2010; 8287, 2021)**

Height

451.16 The maximum height of an apartment building or multiple dwelling shall be four storeys or 50 feet (15.24 metres), whichever is the lesser.

Width of Building

451.17 Where the height of the building exceeds 40 feet (12.19 metres), the maximum horizontal measurement of the building above such prescribed height, measured parallel to a site

boundary, shall not exceed fifteen percent (15%) of the total length of the perimeter of the site. Where more than one shaft to a building, any of which exceed 40 feet (12.19 metres) in height, the total maximum horizontal measurement of the buildings or shafts shall not exceed the maximum measurement allowed if one building with one shaft occupied the site.

Length of Building

451.18 Where the length of a building exceeds 120 feet (36.58 metres), the building length should be such that the height varies between two stories to a maximum of four stories.

Off-Street Parking

451.19 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Usable Open Space

451.20 Usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

Bonus Density Regulations

451.21 Despite S. 451.10, S. 451.11, S. 451.12, S. 451.14, S. 451.16, where density is increased beyond the permitted base density pursuant to S. 451.15, the following shall apply:

- a) the height of a building shall not exceed 45 feet (13.72 metres);
- b) a front yard shall be provided of not less than 20 feet (6.10 metres) in depth;
- c) a rear yard shall be provided of not less than 20 feet (6.10 metres) in depth;
- d) side yards shall be provided which, in total, equal not less than the height of the building, but need not exceed 40 feet (12.19 metres) in total; however, a side yard adjoining a street must not be less than 20 feet (6.10 metres);
- e) there shall be no limit on site coverage. **(BYLAW 7392, 2010)**

RM-6

Section 460



NEW WESTMINSTER

460. Multiple Unit Residential District (High Density) (RM-6)

- 460 .1 The intent of this district is to allow multiple unit residential uses at a high density, with an opportunity to increase density upon amenity provisions being met.

Permitted Principal and Accessory Uses

- 460 .2 The following principal and accessory uses are permitted in the RM-6 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>Duplexes;</i>	✓
<i>Multiple dwellings;</i>	
<i>Single detached dwellings;</i>	✓

Permitted Accessory Uses	Use Specific Regulations
<i>Accessory uses to permitted principal uses;</i>	
<i>Child care in accordance with Section 170.13 of this Bylaw;</i>	✓
<i>Home based businesses;</i>	✓

Conditions of Use

- 460 .3 A single detached dwelling use shall conform to the regulations in the RS-1 zoning district provided that detached accessory dwelling units are a permitted use only for lots which are designated '(RD) Residential Single Detached and Semi-Detached Housing' or '(RGO) Residential – Ground Oriented Infill Housing' in the City of New Westminster Official Community Plan.
- 460 .4 A *duplex* use shall conform to the regulations in the RT-1 zoning district.

BYLAW 7936,
2017

Base Density

- 460 .5 The density shall not exceed that indicated in the Base Density table below, however

sites which are smaller than that indicated in the column titled “Density Formula for Sites Under” shall instead use the following formula to determine the maximum permitted floor space ratio:

$$\text{Maximum permitted FSR (lot area in square feet)} = [(lot\ area - 9,000) * 0.00013 + 1.2].$$

BYLAW 8436,
2024

460 .6

Base Density Table:

BYLAW 7767,
2015; 7924, 2018

Zoning Sub-District	Density Formula for Sites Under	Maximum Base Density
RM-6A	1407.84 m ² (15,153.86 ft ²)	2.00 FSR
RM-6B	1765.16 m ² (19,000.02ft ²)	2.50 FSR

Base Building Heights

460 .7

Heights shall not exceed 45 metres (147.64 feet) or the height indicated on the map in section 190.49.5 of this Bylaw, whichever is less. However, the following sites shall have a maximum height of 25.91 metres (85 feet):

- (a) 209 Carnarvon Street;

Bonus Density and Building Heights

460 .8

Properties zoned RM-6 which include a (DB) suffix, may exceed the maximum base density and base height permitted within the sub-district to that indicated in the Bonus Density and Height Table below, provided the requirements in the Amenity Density Bonus Section of the General Regulations are met.

460 .9

Bonus Density and Height Table:

Downtown Community Plan Designation	Maximum Bonus Height	Maximum Bonus Density
Residential – Mid Rise Apartment	100 feet (30.48 metres)	3.0 FSR
Residential – Tower Apartment	240 feet (73.15 metres)	4.0 FSR
Mixed Use High Density	240 feet (73.15 metres)	5.2 FSR

462. Multiple Dwelling Districts (Downtown) (RM-6C)

(BYLAW 7041, 2006)

462.1 The intent of this district is to allow for multifamily development in the Downtown to a density of 205 housing units per acre (506.55 units per hectare) at 814 Royal Avenue.

Permitted Uses

462.2 The following uses and no others are permitted in the (RM-6C) district:

462.3 Single detached dwellings to (RS-1) district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated ‘(RD) Residential Single Detached and Semi-Detached Housing’ or ‘(RGO) Residential – Ground Oriented Infill Housing’ in the City of New Westminster Official Community Plan
(BYLAW 7936, 2018)

462.4 *Duplex dwellings to (RT-1) standards*

462.5 *Row houses or townhouses*

462.6 *Apartment buildings and multiple dwellings*

462.7 *Child care in accordance with Section 170.13 of this Bylaw*

462.8 *Home based businesses*

462.9 *Lodging and boarding houses*

Front Yard

462.10 No front yard is required

Rear Yard

462.11 No rear yard is required

Side Yard

462.12 No side yard shall be required except that where a building is over 40 feet (12.19 metres) in height, it shall be set back from the side property line a distance of not less than 15 feet (4.57 metres) plus fifteen percent (15%) of that portion of the building over 40 feet (12.19 metres) in height.

Density

462.13 For the purposes of this Schedule, the density of sites may, at the option of the applicant for a building permit, be measured either by floor space ratio or housing units per acre (.40 hectares).

462.14 The maximum density permitted for the first 9,000 square feet (836.10 square metres) of site area shall be either:

- a) floor space ratio 1.2 or
- b) housing units per acre (.40 hectares) 60

- 462.15 and for each 100 square feet (9.29 square metres) of site area in excess of 9,000 square feet (836.10 square metres) shall be increased by a factor equal to either:
- a) floor space ratio 0.15 or
 - b) housing units per acre (.40 hectares) .75
- 462.16 to the following maximums without a bonus of density:
- a) floor space ratio 3.0 or
 - b) housing units per acre (.40 hectares) 150
- 462.17 Where a property provides an amenity package, acceptable to the City of New Westminster, and which includes:
- i) Donation of funds for a public art wall along the Royal Avenue boundary of Toronto Place Park (\$30,000)
 - ii) Donation of funds for pathway development and lighting installation for Brow of the Hill Greenway route through Simcoe Park (\$140,000)
 - iii) Donation of funds for capital improvements to Simcoe Park (e.g. lighting, replacement of play equipment) (\$100,000)
 - iv) Donation of funds for streetscape enhancements along Eighth Street between Royal Avenue and Columbia Street (\$70,000)
 - v) Provision of bicycle storage lockers for building residents (\$50,000)
 - vi) Donation of funds to the Cooperative Auto Network to purchase and insure two car sharing cars (\$60,000)
- the density for the site may be increased to a maximum of
- a) floor space ratio 4.0 or
 - b) housing units per acre (0.40 hectares) 205
- 462.18 Any amenity acceptable to the City as per 462.17 shall be secured by an agreement registered on the title to the property stipulating:
- i) The location, appearance and construction specifications of the structures on private property
 - ii) The schedule of construction including completion date
 - iii) Repair and maintenance of the structure on private property
 - iv) Replacement of the structure on private property in case of destruction before the life of the structure has expired
 - v) Penalties for non-compliance
- 462.19 Where density is calculated on the basis of housing units per acre in 462.19, the maximum density shall not exceed a floor space ratio of 4.0

Width of Building

- 462.20 Where the height of a residential building exceeds 40 feet (12.19 metres), the maximum horizontal measurement of the building above such prescribed height, measured parallel to a site boundary, shall not exceed Fifteen percent (15%) of the total length of the perimeter of the site. Where more than one residential building occupies a site or there is more than one shaft to a building, any of which exceed 40 feet (12.19 metres) in height, the total maximum measurement of the buildings or shafts shall not exceed the maximum measurement allowed if one building with one shaft occupied the site.

Site Coverage

- 462.21 The site coverage of a building or portion of a building used for residential purposes shall not exceed sixty percent (60%) of the site area for the first 40 feet (12.19 metres) of height. Thereafter, for every 2 feet (.61 metres) by which the height of the building exceeds 40 feet (12.19 metres), the maximum site coverage, expressed for the purposes of this subsection as the ratio of the horizontal cross-sectional area of the building to the site area at each 2 foot (.61 metre) level shall be decreased by one percent (1%) provided that the maximum permitted site coverage need not be less than forty percent (40%) of the site area.
- 462.22 Where a site contains more than one residential building, the site coverage as determined in clause 462.21 above shall be measured as the aggregate coverage at each level.
- 462.23 The site coverage may exceed the maximum in 462.21 above provided that the height of the portion of the building or structure in excess of such maximum does not exceed an elevation of 16 feet (4.88 metres) Geodetic Survey of Canada and the roof of that portion is suitably landscaped as part of the usable open space.

Height

- 462.24 The height of any building shall not exceed 156 feet above the datum for site.

Usable Open Space

- 462.25 For apartments, row houses and townhouses, usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area and, in any event, not less than twenty-five percent (25%) of the site area.

Light, Air and Privacy

- 462.26 Apartments, row houses, and townhouses shall have light, air and privacy for all dwelling units, bachelors units and housekeeping units to at least the average level current in the City.

Outside Uses

- 462.27 Permitted uses set out in this in this Schedule may be carried on outside a building to the extent that is consistent with the achievement of the objectives of the Official Community Plan.

Rooftops

- 462.28 All rooftops shall be constructed so as to present an attractive appearance in the manner contemplated by the Official Community Plan.

Off-Street Parking

462.29 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations of this Bylaw except that:

- a) 1.2 parking spaces shall be provided for each dwelling unit, bachelor unit or housekeeping unit.

(BYLAW 8184, 2020)

462.30 The requirements of Sections 150.44 and 150.45 and Sections 150.56 to 150.95 shall not apply, but rather:

- a) parking areas shall be effectively screened from view from the street, except at points of entry and exit, by screening or landscaped visual barriers to a height of not less than 6 feet (1.83 metres);
- b) whenever any storey or portion of a structure extends above the height datum or the finished grade, such storey or portion of a parking structure shall be set back not less than 5 feet (1.52 metres) from any building line or property line bounded by a street or lane.

463. Keary Street Comprehensive Development Districts
(RM-CD-1) (BYLAW 7156, 2007)

463.1 To regulate the use, density and building form of residential and retail development adjacent to rapid transit infrastructure.

Permitted Uses

463.2 The following uses and no others shall be permitted in the (RM-CD-1) district:

463.3 *apartment building*

463.4 *community care facility*

463.5 *congregate housing*

463.6 *continuing care*

463.7 *elderly citizens' home*

463.8 *group living facility*

463.9 *high rise apartment*

463.10 *home based business*

463.11 *live/work units*

463.12 *low rise apartment*

463.13 *multiple dwelling*

463.14 *personal service establishments*

463.15 *retail store*

463.16 *row house*

463.17 *townhouse*

Location of Uses on the Site

463.18 All non-residential uses will be located at grade level.

Density

463.19 The total floor space ratio shall not exceed a factor of 4.07.

463.20 The maximum number of residential units permitted on this site shall not exceed 100.

Height

463.21 No building shall extend above a geodetic elevation of 153.0 feet.

Site Coverage

463.22 All principal buildings shall in total not exceed a site coverage of fifty percent (50%) of the site area.

Siting of Buildings

463.23 The siting of any building shall not provide a yard or setback less than that shown in Schedules A and B attached to and forming part of this bylaw.

Off-Street Parking

463.24 At least 129 parking spaces shall be provided in accordance the provisions of the Off-Street Parking Regulations section of this Bylaw, and with Schedules C and D attached to and forming part of this Bylaw. **(BYLAW 8184, 2020)**

Off-Street Loading

463.25 Off-Street loading shall be provided and maintained as required by an in accordance with the provisions of Section 160 of this Bylaw.

Distance Between Buildings Or Portion Of Buildings On The Same Site

463.26 The distance between principal buildings shall not be less than 42.0 feet.

464. Ewen Avenue Comprehensive Development Districts
(RM-CD-2) (BYLAW 7006, 2005)

464.1 The intent of this district is to allow a mixed use development with 38 residential units and 1300 square feet of commercial floor space.

Permitted Uses

- 464.2 The following uses and no others shall be permitted in the (RM-CD-2) district:
- 464.3 *Single detached dwellings to (RQ-1) District standards*
- 464.4 *Child care in accordance with Section 170.13 of this Bylaw*
- 464.5 *Commercial uses, sited in accordance with Supplemental Plan #1 attached to and forming part of this bylaw, limited to:*
- *Business and professional offices,*
 - *Cafes and restaurants, excluding drive-in restaurants and drive through restaurants*
(BYLAW 7478, 2011)
 - *Deleted*
(BYLAW 8172, 2020)
 - *Personal service establishments being barber shops, beauty parlours, dry cleaning establishments, electrical appliance repair shops, florist shops, shoe repair shops, tailor or dressmaker shops*
 - *Retail stores,*
 - *Video stores*
- 464.6 *Duplexes, row houses or townhouses*
- 464.7 *Home based businesses*
- 464.8 *Housing units used in the same building with and additional to any of the permitted non-residential uses provided that no portion of the first storey at street level or any storey below this level shall be used for residential purposes except for entrances and passageways to such housing units*
- 464.9 *Public utilities*
- 464.10 *Retail stores*
- 464.11 *Veterinary clinics*
- 464.12 *Video stores*
- 464.13 *Accessory buildings and uses provided that all accessory buildings:*
- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;
 - b) shall not be located in the required front yard;
 - c) shall be located not closer than 5 feet (1.52 metres) from the rear or side site line;
 - d) shall be located not closer than 10 feet (3.05 metres) from a window of a habitable room;
 - e) shall not occupy more than ten percent (10%) of the site area;

- f) are used solely for recreation purposes, and if attached to a principal building, shall be deemed to be an accessory building;

Height

- 464.10 The height of a building shall not exceed 35 feet (10.67 metres) nor three stories developed for housing purposes.

Front Rear and Side Yard Requirements

- 464.11 Buildings and structures for a residential use shall be sited in accordance with Supplemental Plan #2 attached to and forming part of this bylaw.

Site Coverage

- 464.12 All principal buildings in total shall not cover more than thirty seven percent (37%) of the site area.

Density

- 464.13 The maximum number of residential units permitted shall not exceed 38.

Floor Space Ratio

- 464.14 The floor space ratio for a residential use shall not exceed a factor of 0.70.
464.15 The floor space ratio for a commercial use shall not exceed a factor of 0.02.

Off-Street Parking

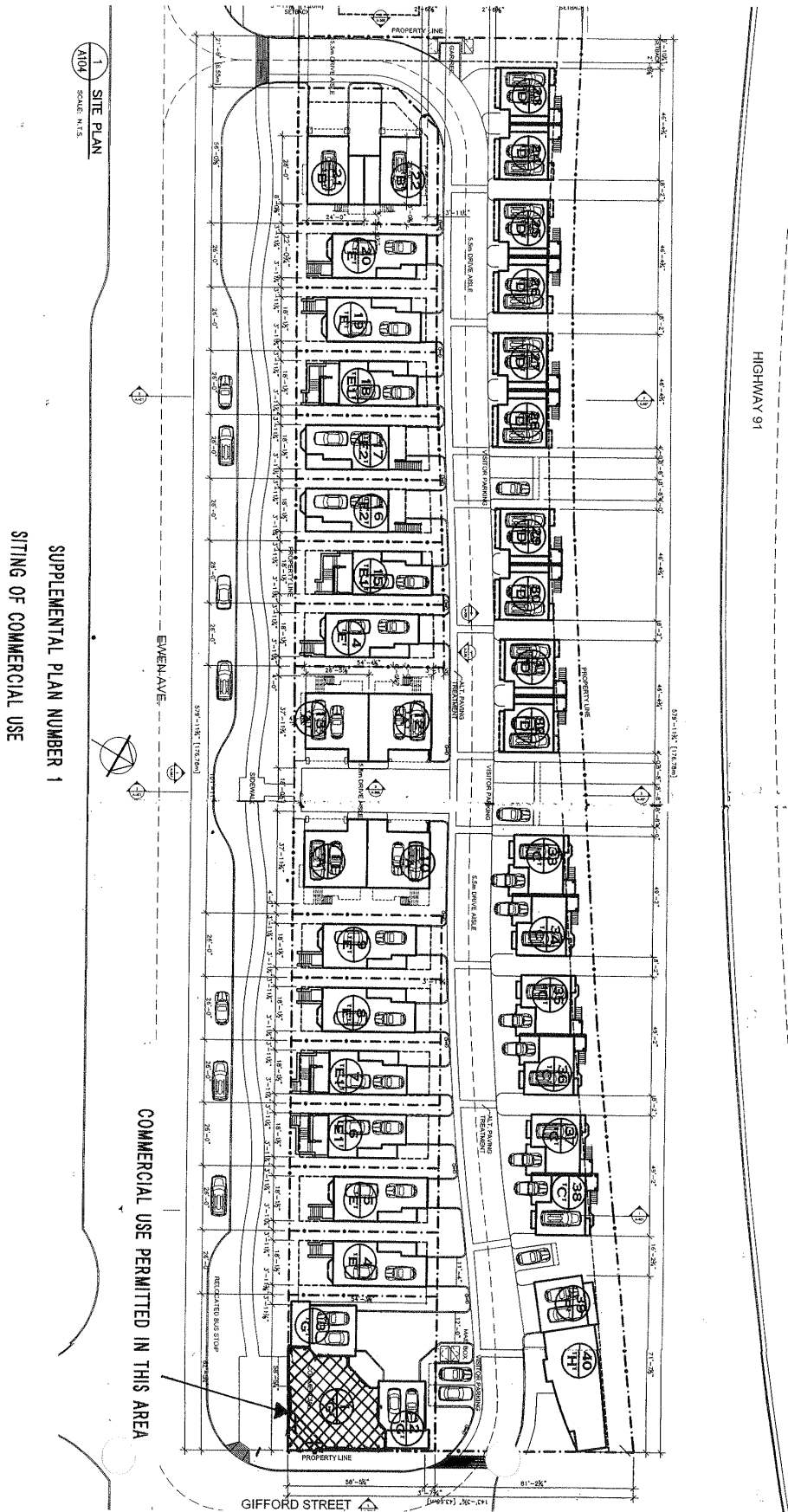
- 464.16 A total of 83 off-street parking spaces shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Off-Street Loading

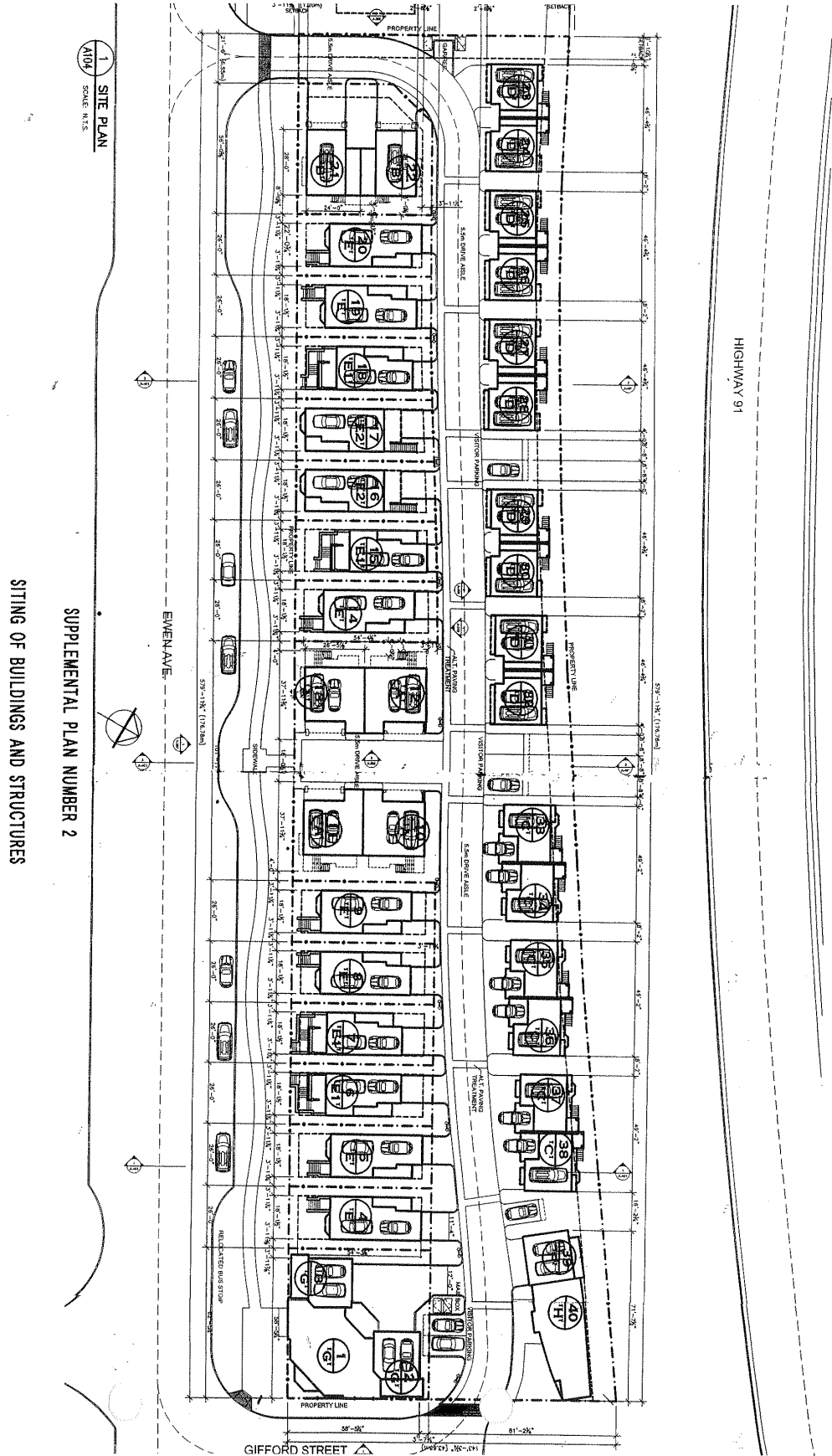
- 464.17 Off street loading shall be provided in accordance with the provisions of Section 160 of this Bylaw.

Usable Open Space

- 464.18 Usable open space shall be provided of not less than (10%) of the gross residential floor area.



SUPPLEMENTAL PLAN NUMBER 1
 SITING OF COMMERCIAL USE



467. Garfield Transitional Housing Comprehensive Development Districts (RM-CD-6) (BYLAW 7201, 2007)

467.1 **The intent of this district is to allow a four storey transitional and supportive housing development with 24 housing units. A floor space ratio of 1.5 plus bonuses is available.**

Permitted Uses

467.2 The following uses and no others shall be permitted in the (RM-CD-6) district:

467.3 *Apartment Buildings and Multiple Dwellings to Multiple Dwelling Districts (Medium Rise) (RM-5A) Standards;*

467.4 *Home based businesses;*

467.5 *Public Assembly;*

467.6 *Supportive Housing provided that a housing agreement is registered on the title of the property to ensure that the housing units remain in the designated use;*

467.7 *Transitional Housing provided that a housing agreement is registered on the title of the property to ensure that the housing units remain in the designated use.*

Front Yard

467.8 No front yard shall be required.

Rear Yard

467.9 No rear yard shall be required.

Side Yard

467.10 No side yard shall be required.

Density

467.11 A maximum of 24 housing units shall be permitted.

467.12 Despite Section 120.71, for the purpose of this subsection:

Floor Space Ratio shall mean, the numerical factor determined by measuring the horizontal cross section area of the principal building measured to the outside of the outer walls of the building at each floor level, and dividing this by the site area, excluding common and administrative areas located on the ground floor of a building.

467.13 The floor space ratio shall not exceed a factor of 1.5 provided that:

467.14 Where transitional or supportive housing is provided then the maximum floor space ratio may be increased by a factor of 1.0.

Height

467.15 The height of a building shall not exceed 42 feet (12.8 metres) or four storeys.

Off-Street Parking

467.16 Despite the provisions of the Off-Street Parking Regulations section of this Bylaw, two parking spaces shall be provided. **(BYLAW 8184, 2020)**

Off-Street Loading

467.17 Despite the provisions of Section 160 of this Bylaw, no off street loading spaces shall be provided.

Usable Open Space

467.18 Usable open space shall be provided of not less than fifteen percent (15%) of the residential floor area.

470. Residential Waterfront Districts (RW-1)

470.1 **The intent of this district is to allow floating home communities and residential marina development.**

Permitted Uses

470.2 The following uses and no others shall be permitted in the (RW-1) district:

470.3 *Float homes, houseboats, live-aboards, vessels in accordance with Appendix C of this Bylaw*

470.4 *Home based businesses*

470.5 *Launching ramps*

470.6 *Pier houses*

470.7 *Residential marinas, Class A, in accordance with Appendix C of this Bylaw*

470.8 *Accessory buildings and uses*

Height of Building

470.9 The height of a building shall not exceed 25 feet (7.62 metres) nor two storeys, whichever is less.

For the purposes of this Schedule, the height of buildings shall be measured from:

470.10 Pier houses: 13.58 feet (4.14 metres) Geodetic Datum of Canada

470.11 Houseboats and float homes: the deck of the flotation system

Front Yard

470.12 A front yard shall be provided of not less than 10 feet (3.05 metres).

Rear Yard

470.13 A rear yard shall be provided of not less than 5 feet (1.52 metres).

Side Yard

470.14 A side yard shall be provided on each side of the site of not less than 15 feet (4.57 metres) except that where a site abuts a dyke reserve, a side yard shall be provided of not less than 10 feet (3.05 metres).

Site Coverage

470.15 All buildings, floats or wharves in total shall not cover more than forty-five percent (45%) of the site area.

470.16 For the purposes of this Schedule site means an area of land and/or water consisting of one registered parcel or a leased water lot adjoining a registered parcel.

Off-Street Parking

470.17 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

470.18 In addition to the requirements of the Off-Street Parking Regulations section of this Bylaw, where a launching ramp is installed for launching boats from trailers, trailer parking spaces shall be provided with a width of 9 feet (2.74 metres) and a length of 40 feet (12.19 metres) and the use of the launching ramp for launching such trailered vessels shall be limited to the number of such trailer parking spaces so provided. **(BYLAW 8184, 2020)**

471. Multiple Dwelling Districts Waterfront (Low Rise) (RMW-2)

471.1 **The intent of this district is to allow low-rise apartment development with an opportunity for increased density upon amenity provision conditions being met.**
(BYLAW 7392, 2010)

Permitted Uses

471.2 The following uses and no others shall be permitted in the (RMW-2) district:

471.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated ‘(RD) Residential Single Detached and Semi-Detached Housing’ or ‘(RGO) Residential – Ground Oriented Infill Housing’ in the City of New Westminster Official Community Plan.
(BYLAW 7936, 2017)

471.4 *Duplex dwellings to (RT-1) District standards*

471.5 *Row houses or townhouses*

471.6 *Apartment buildings and multiple dwellings*

471.7 *Child care in accordance with Section 170.13 of this Bylaw*

471.8 *Home based businesses*

471.9 *Public utilities*

471.10 *Accessory buildings and uses provided that all accessory buildings:*

- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;
- b) shall not be located in the required front yard;
- c) shall be located not closer than 5 feet (1.52 metres) from the rear or side site line;
- d) shall be located not closer than 10 feet (3.05 metres) from a window of a habitable room;
- e) shall not occupy more than ten percent (10%) of the site area;
- f) are used solely for recreation purposes, and if attached to a principal building, shall be deemed to be an accessory building;
- g) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Height

471.11 The height of a building shall not exceed 45 feet (13.72 metres).

Front Yard

471.12 A front yard shall be provided of not less than 25 feet (7.62 metres) in depth.

Rear Yard

471.13 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres).

Side Yard

471.14 A side yard shall be provided on each side of the site as follows:

- a) where the side yard adjoins a street, a side yard shall be not less than 8 feet (2.44 metres) plus an amount equal to fifty percent (50%) of the height of the building;
- b) where the side yard does not adjoin a street, a side yard shall be provided as in a) above, less 8 feet (2.44 metres);
- c) where a site is used for *single detached dwellings* and *duplexes*, the provisions of Schedules for the (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively of this Bylaw apply.

Distance Between Buildings or Portion of Buildings on the same site

471.15 Where there is more than one principal building on the site, or more than one shaft to a building, or where an outer wall is recessed more than 16 feet (4.88 metres) from the main outer wall line of the building, the horizontal distance between such buildings, shafts or opposite walls of such recessed portions shall not be less than 15 feet (4.57 metres) plus an amount equal to twenty percent (20%) of the combined heights of such buildings, shafts or walls, as the case may be.

Site Coverage

471.16 For purposes of this Schedule only site coverage shall include the vertical projection of the area within the outside walls of a building or structure intended to be used for other than the parking of automobiles on a site onto a horizontal plane located at the height datum or at the finished grade of the site.

471.17 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

Density

471.18 The maximum permitted base density must not exceed:

- a) Housing units: 45 per net acre (111.20 per net hectare); or
- b) A floor space ratio of 1.2 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49. **(BYLAW 7392, 2010; 8287, 2021)**

Off-Street Parking

471.19 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Usable Open Space

471.20 Usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

Bonus Density Regulations

471.21 Despite S. 471.11, S. 471.12, S. 471.13, S. 471.14 and S. 471.17, where density is increased beyond the permitted base density pursuant to S. 471.18, the following provisions shall apply:

- a) the height of a building shall not exceed 45 feet (13.72 metres);
- b) a front yard shall be provided of not less than 20 feet (6.10 metres) in depth;
- c) a rear yard shall be provided of not less than 20 feet (6.10 metres) in depth;
- d) side yards shall be provided which, in total, must equal not less than the height of the building but need not exceed 40 feet (12.19 metres) in total; however, a side yard adjoining a street must not be less than 20 feet (6.10 metres);
- e) there shall be no limit on site coverage. **(BYLAW. 7392, 2010)**

472. Multiple Dwelling Districts Waterfront (Low Rise) (RMW-2A)

472.1 **The intent of this district is to allow low-rise apartment development with an opportunity for increased density upon amenity provision conditions being met.**
(BYLAW 7392, 2010)

Permitted Uses

472.2 The following uses and no others shall be permitted in the (RMW-2A) district:

472.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated ‘(RD) Residential Single Detached and Semi-Detached Housing’ or ‘(RGO) Residential – Ground Oriented Infill Housing’ in the City of New Westminster Official Community Plan.
(BYLAW 7936, 2017)

472.4 *Duplex dwellings to (RT-1) District standards*

472.5 *Row houses or townhouses*

472.6 *Apartment buildings and multiple dwellings*

472.7 *Child care in accordance with Section 170.13 of this Bylaw*

472.8 *Home based businesses*

472.9 *Public utilities*

472.10 *Accessory buildings and uses provided that all accessory buildings:*

- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;
- b) shall not be located in the required front yard;
- c) shall be located not closer than 5 feet (1.52 metres) from the rear or side site line;
- d) shall be located not closer than 10 feet (3.05 metres) from a window of a habitable room;
- e) shall not occupy more than ten percent (10%) of the site area;
- f) are used solely for recreation purposes, and if attached to a principal building, shall be deemed to be an accessory building;
- g) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Height

472.11 The height of a building shall not exceed 45 feet (13.72 metres).

Front Yard

472.12 A front yard shall be provided of not less than 25 feet (7.62 metres) in depth.

Rear Yard

472.13 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres).

Side Yard

472.14 A side yard shall be provided on each side of the site as follows:

- a) where the side yard adjoins a street, a side yard shall be not less than 8 feet (2.44 metres) plus an amount equal to fifty percent (50%) of the height of the building;
- b) where the side yard does not adjoin a street, a side yard shall be provided as in a) above, less 8 feet (2.44 metres);
- c) where a site is used for *single detached dwellings* and *duplexes*, the provisions of the Schedules for the (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively of this Bylaw apply.

Distance Between Buildings or Portion of Buildings on the same site

472.15 Where there is more than one principal building on the site, or more than one shaft to a building, or where an outer wall is recessed more than 16 feet (4.88 metres) from the main outer wall line of the building, the horizontal distance between such buildings, shafts or opposite walls of such recessed portions shall not be less than 15 feet (4.57 metres) plus an amount equal to twenty percent (20%) of the combined heights of such buildings, shafts or walls, as the case may be.

Site Coverage

472.16 For purposes of this Schedule only site coverage shall include the vertical projection of the area within the outside walls of a building or structure intended to be used for other than the parking of automobiles on a site onto a horizontal plane located at the height datum or at the finished grade of the site.

472.17 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

Density

472.18 The maximum permitted base density must not exceed:

- a) Housing units: 50 per net acre (123.55 per net hectare); or
- b) A floor space ratio of 1.2 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49. **(BYLAW 7392, 2010; 8287, 2021)**

Off-Street Parking

472.19 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Usable Open Space

472.20 Usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

Bonus Density Regulations

472.21 Despite S. 472.11, S. 472.12, S. 472.13, S. 472.14 and S. 472.17, where density is increased beyond the permitted base density pursuant to S. 472.18, the following provisions shall apply:

- a) the height of a building shall not exceed 45 feet (13.72 metres);
- b) a front yard shall be provided of not less than 20 feet (6.10 metres) in depth;
- c) a rear yard shall be provided of not less than 20 feet (6.10 metres) in depth;
- d) side yards shall be provided which, in total, must equal not less than the height of the building but need not exceed 40 feet (12.19 metres) in total; however, a side yard adjoining a street must not be less than 20 feet (6.10 metres);
- e) there shall be no limit on site coverage. **(BYLAW 7392, 2010)**

473. Multiple Dwelling Districts Waterfront (High Rise) (RMW-3)

473.1 **The intent of this district is to allow multi-family development adjacent to the waterfront with a base density of 45 units per acre (111.20 units per hectare), plus bonuses.**

Permitted Uses

473.2 The following uses and no others shall be permitted in the (RMW-3) district:

473.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated ‘(RD) Residential Single Detached and Semi-Detached Housing’ or ‘(RGO) Residential – Ground Oriented Infill Housing’ in the City of New Westminster Official Community Plan.

(BYLAW 7936, 2017)

473.4 *Duplex dwellings to (RT-1) District standards*

473.5 *Row houses or townhouses*

473.6 *Apartment buildings and multiple dwellings*

473.7 *Child care in accordance with Section 170.13 of this Bylaw*

473.8 *Home based businesses*

473.9 *Public utilities*

473.10 *Accessory buildings and uses provided that all accessory buildings:*

- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;
- b) shall not be located in the required front yard;
- c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;
- d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;
- e) shall not occupy more than ten percent (10%) of the site area;
- f) are used solely for recreation purposes and if attached to a principal building shall be deemed to be an accessory building;
- g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Front Yard

473.11 A front yard shall be provided of not less than 25 feet (7.62 metres) in depth.

Rear Yard

- 473.12 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site to a maximum of 25 feet (7.62 metres) nor less than twenty percent (20%) of the height of the building, whichever is the greater.
- 473.13 The portion of any building over 30 feet (9.14 metres) in height shall be set back from the rear property line or centre line of a lane parallel to the rear property line a distance of not less than thirty percent (30%) of that portion of the building over 30 feet (9.14 metres) in height.

Side Yard

- 473.14 A side yard shall be provided on each side of the site as follows:
- a) Where the side yard adjoins a street, the side yard shall be not less than 8 feet (2.44 metres) plus an amount equal to 50 percent of the height of the highest principal building up to a height of 30 feet (9.14 metres) plus an amount equal to twenty percent (20%) of the height of that portion of any building over 30 feet (9.14 metres).
 - b) Where the side yard does not adjoin a street, the side yard shall be as in a) immediately above, less 8 feet (2.44 metres).
 - c) Where the site is used for *single detached dwellings* and *duplexes*, the provisions of the Schedules of the (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts of this Bylaw apply.
 - d) Where the site is a corner locked-in lot and the side yard adjoins a street, such side yard shall be as in a) above, less 8 feet (2.44 metres).

Height

- 473.15 For purposes of this section height means:
- a) Where structures containing habitable space are located above an enclosed parking structure, the vertical distance from the top of the enclosed parking structure to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof and to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof.
 - b) Where structures are located adjacent to an enclosed parking structure, the vertical distance from datum to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof and to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof.
- 473.16 The height of a building shall not exceed 170 feet (51.82 metres).

Distance between Buildings or Portion of Buildings on the Same Site

- 473.17 Where there is more than one principal building on the site and the roof of one projects above the first floor of the other, or more than one shaft to a building, or where an outer wall

is recessed more than 16 feet (4.88 metres) from the main outer wall line of the building, the horizontal distance between such buildings, shafts or opposite walls of such recessed portions shall not be less than 20 feet (6.10 metres) plus an amount equal to twenty percent (20%) of the combined heights of the relevant buildings, shafts or walls, as the case may be.

Site Coverage

473.18 For purposes of this Schedule only site coverage shall include the vertical projection of the area within the outside walls of a building or structure intended to be used for other than the parking of automobiles on a site onto a horizontal plane located at the height datum or at the finished grade of the site.

473.19 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

Density

473.20 The maximum number of units permitted per net acre (.40 hectares) of land shall not exceed 40 provided that:

- a) Where any Off-Street parking spaces are installed in a fully enclosed structure on the site, the roof of which is fully developed with landscaping, then the maximum number of units permitted may be increased by adding to the preceding number the product of 20 multiplied by the quotient of the total number of parking spaces so provided, divided by the total number of required parking spaces.
- b) Where the site coverage is less than forty percent (40%), then the maximum number of units permitted may be increased by adding to that number the product of the number obtained by subtracting the actual percent site coverage from forty percent (40%) multiplied by 2.0.

Width of Building

473.21 Where the height of the building exceeds 40 feet (12.19 metres), the maximum horizontal measurement of the building above such prescribed height, measured parallel to a site boundary, shall not exceed fifteen percent (15%) of the total length of the perimeter of the site. Where more than one building occupies the site or there is more than one shaft to a building, any of which exceed 40 feet (12.19 metres) in height, the total maximum horizontal measurement of the buildings or shafts shall not exceed the maximum measurement allowed if one building with one shaft occupied the site.

Off-Street Parking

473.22 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Usable Open Space

473.23 Usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

474. Multiple Dwelling Districts Waterfront (High Rise) (RMW-3A)

474.1 **The intent of this district is to allow multi-family development adjacent to the waterfront with a base density of 55 units per acre (135.9 units per hectare), plus bonuses. (BYLAW 8436, 2024)**

Permitted Uses

474.2 The following uses and no others shall be permitted in the (RMW-3A) district:

474.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated ‘(RD) Residential Single Detached and Semi-Detached Housing’ or ‘(RGO) Residential – Ground Oriented Infill Housing’ in the City of New Westminster Official Community Plan.

(BYLAW 7936, 2017)

474.4 *Duplex dwellings to (RT-1) District standards*

474.5 *Row houses or townhouses*

474.6 *Apartment buildings and multiple dwellings*

474.7 *Child care in accordance with Section 170.13 of this Bylaw*

474.8 *Home based businesses*

474.9 *Public utilities*

474.10 *Accessory buildings and uses provided that all accessory buildings:*

- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;
- b) shall not be located in the required front yard;
- c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;
- d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room; **(BYLAW 8172, 2020)**
- e) shall not occupy more than ten percent (10%) of the site area;
- f) are used solely for recreation purposes and if attached to a principal building shall be deemed to be an accessory building;
- g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Front Yard

474.11 A front yard shall be provided of not less than 25 feet (7.62 metres) in depth.

Rear Yard

- 474.12 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site to a maximum of 25 feet (7.62 metres) nor less than twenty percent (20%) of the height of the building, whichever is the greater.
- 474.13 The portion of any building over 30 feet (9.14 metres) in height shall be set back from the rear property line or centre line of a lane parallel to the rear property line a distance of not less than thirty percent (30%) of that portion of the building over 30 feet (9.14 metres) in height.

Side Yard

- 474.14 A side yard shall be provided on each side of the site as follows:
- a) Where the side yard adjoins a street, the side yard shall be not less than 8 feet (2.44 metres) plus an amount equal to 50 percent of the height of the highest principal building up to a height of 30 feet (9.14 metres) plus an amount equal to twenty percent (20%) of the height of that portion of the building over 30 feet (9.14 metres).
 - b) Where the side yard does not adjoin a street, the side yard shall be as in a) immediately above, less 8 feet (2.44 metres).
 - c) Where the site is used for *single detached dwellings* and *duplexes*, the provisions of the Schedules for the (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively of this Bylaw apply.
 - d) Where the site is a corner locked-in lot and the side yard adjoins a street, such side yard shall be as in a) above, less 8 feet (2.44 metres).

Height

- 474.15 For purposes of this Schedule height means:
- a) Where structures containing habitable space are located above an enclosed parking structure, the vertical distance from the top of the enclosed parking structure to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof and to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof.
 - b) Where structures are located adjacent to an enclosed parking structure, the vertical distance from datum to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof and to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof.
- 474.16 The height of a building shall not exceed 170 feet (51.82 metres).

Distance between Buildings or Portion of Buildings on the Same Site

- 474.17 Where there is more than one principal building on the site and the roof of one projects above the first floor of the other, or more than one shaft to a building, or where an outer wall is recessed more than 16 feet (4.88 metres) from the main outer wall line of the building, the

horizontal distance between such buildings, shafts or opposite walls of such recessed portions shall not be less than 20 feet (6.10 metres) plus an amount equal to twenty percent (20%) of the combined heights of the relevant buildings, shafts or walls, as the case may be.

Site Coverage

- 474.18 For purposes of this Schedule only site coverage shall include the vertical projection of the area within the outside walls of a building or structure intended to be used for other than the parking of automobiles on a site onto a horizontal plane located at the height datum or at the finished grade of the site.
- 474.19 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

Density

- 474.20 The maximum number of units permitted per net acre (.40 hectares) of land shall not exceed 55 provided that:
- a) Where any Off-Street parking spaces are installed in a fully enclosed structure on the site, the roof of which is fully developed with landscaping, then the maximum number of units permitted may be increased by adding to the preceding number the product of 20 multiplied by the quotient of the total number of parking spaces so provided, divided by the total number of required parking spaces.
 - b) Where the site coverage is less than forty percent (40%), then the maximum number of units permitted may be increased by adding to that number the product of the number obtained by subtracting the actual percent site coverage from forty percent (40%) multiplied by 2.0.

Width of Building

- 474.21 Where the height of the building exceeds 40 feet (12.19 metres), the maximum horizontal measurement of the building above such prescribed height, measured parallel to a site boundary, shall not exceed fifteen percent (15%) of the total length of the perimeter of the site. Where more than one building occupies the site or there is more than one shaft to a building, any of which exceed 40 feet (12.19 metres) in height, the total maximum horizontal measurement of the buildings or shafts shall not exceed the maximum measurement allowed if one building with one shaft occupied the site.

Off-Street Parking

- 474.22 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Usable Open Space

- 474.23 Usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

475. Multiple Dwelling Districts Waterfront (High Rise) (RMW-3B)

475.1 **The intent of this district is to allow multi-family development adjacent to the waterfront with a base density of 65 units per acre (160.61 units per hectare), plus bonuses. (BYLAW 8436, 2024)**

Permitted Uses

475.2 The following uses and no others shall be permitted in the (RMW-3B) district:

475.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated ‘(RD) Residential Single Detached and Semi-Detached Housing’ or ‘(RGO) Residential – Ground Oriented Infill Housing’ in the City of New Westminster Official Community Plan.
(BYLAW 7936, 2017)

475.4 *Duplex dwellings to (RT-1) District standards*

475.5 *Row houses or townhouses*

475.6 *Apartment buildings and multiple dwellings*

475.7 *Child care in accordance with Section 170.13 of this Bylaw*

475.8 *Home based businesses*

475.9 *Public utilities*

475.10 *Accessory buildings and uses provided that all accessory buildings:*

- a) shall not exceed one storey or a height of 15 feet (4.57 metres) measured from the finished floor of a building;
- b) shall not be located in the required front yard;
- c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;
- d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;
- e) shall not occupy more than ten percent (10%) of the site area;
- f) are used solely for recreation purposes and if attached to a principal building shall be deemed to be an accessory building;
- g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Front Yard

475.11 A front yard shall be provided of not less than 25 feet (7.62 metres) in depth.

Rear Yard

- 475.12 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site to a maximum of 25 feet (7.62 metres) nor less than twenty percent (20%) of the height of the building, whichever is the greater.
- 475.13 The portion of any building over 30 feet (9.14 metres) in height shall be set back from the rear property line or centre line of a lane parallel to the rear property line a distance of not less than thirty percent (30%) of that portion of the building over 30 feet (9.14 metres) in height.

Side Yard

- 475.14 A side yard shall be provided on each side of the site as follows:
- a) Where the side yard adjoins a street, the side yard shall be not less than 8 feet (2.44 metres) plus an amount equal to fifty percent (50%) of the height of the highest principal building up to a height of 30 feet (9.14 metres) plus an amount equal to twenty percent (20%) of the height of that portion of the building over 30 feet (9.14 metres).
 - b) Where the side yard does not adjoin a street, the side yard shall be as in a) immediately above, less 8 feet (2.44 metres).
 - c) Where the site is used for *single detached dwellings* and *duplexes*, the provisions of the Schedules of the (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively of this Bylaw apply.
 - d) Where the site is a corner locked-in lot and the side yard adjoins a street, such side yard shall be as in a) above, less 8 feet (2.44 metres).

Height

- 475.15 For purposes of this Schedule height means:
- a) Where structures containing habitable space are located above an enclosed parking structure, the vertical distance from the top of the enclosed parking structure to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof and to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof.
 - b) Where structures are located adjacent to an enclosed parking structure, the vertical distance from datum to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof and to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof.
- 475.16 The height of a building shall not exceed 170 feet (51.82 metres).

Distance between Buildings or Portion of Buildings on the Same Site

475.17 Where there is more than one principal building on the site and the roof of one projects above the first floor of the other, or more than one shaft to a building, or where an outer wall is recessed more than 16 feet (4.88 metres) from the main outer wall line of the building, the horizontal distance between such buildings, shafts or opposite walls of such recessed portions shall not be less than 20 feet (6.10 metres) plus an amount equal to twenty percent (20%) of the combined heights of the relevant buildings, shafts or walls, as the case may be.

Site Coverage

475.18 For purposes of this Schedule only site coverage shall include the vertical projection of the area within the outside walls of a building or structure intended to be used for other than the parking of automobiles on a site onto a horizontal plane located at the height datum or at the finished grade of the site.

475.19 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

Density

475.20 The maximum number of units permitted per net acre (.40 hectares) of land shall not exceed 75 provided that: **(BYLAW 6854, 2003)**

- a) Where any Off-Street parking spaces are installed in a fully enclosed structure on the site, the roof of which is fully developed with landscaping, then the maximum number of units permitted may be increased by adding to the preceding number the product of 20 multiplied by the quotient of the total number of parking spaces so provided, divided by the total number of required parking spaces.
- b) Where the site coverage is less than forty percent (40%), then the maximum number of units permitted may be increased by adding to that number the product of the number obtained by subtracting the actual percent site coverage from forty percent (40%) multiplied by 2.0.
- c) Where the usable open space provided exceeds ten percent of the gross residential floor area, the number of housing units per acre of land may be increased by adding to the total number of units ten units per acre of land for each one percent increase in usable open space **(BYLAW 6854, 2003)**
- d) The number of housing units allowed in this district shall not exceed the number shown on the plan attached as Supplementary Plan No.1 to the Schedule and shown as Schedule "A" to this bylaw. **(BYLAW 6854, 2003)**

Width of Building

475.21 Where the height of the building exceeds 40 feet (12.19 metres), the maximum horizontal measurement of the building above such prescribed height, measured parallel to a site boundary, shall not exceed twenty percent (20%) of the total length of the perimeter of the site. Where more than one building occupies the site or there is more than one shaft to a building, any of which exceed 40 feet (12.19 metres) in height, the total maximum horizontal measurement of the buildings or shafts shall not exceed the maximum measurement allowed if one building with one shaft occupied the site.

Off-Street Parking

475.22 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Usable Open Space

475.23 Usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

480. Congregate Residential Districts (High Rise) (RC-1)

480.1 The intent of this district is to allow congregate residential housing.

Permitted Uses

480.2 The following uses and no others shall be permitted in the (RC-1) district:

480.3 *Congregate housing*

480.4 *Public utilities*

Front Yard

480.5 No front yard shall be required.

Front Setback

480.6 The portion of any building over 15 feet (4.57 metres) in height shall be set back from the centre line of the fronting street a distance of not less than thirty percent of the height of that portion of the building over 15 feet (4.57 metres) in height. **(BYLAW 8225, 2020)**

Rear Yard

480.7 A rear yard shall be provided of not less than 10 feet (3.05 metres) in depth except that where a site abuts a lot in an (R) District, such rear yard shall be not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres). **(BYLAW 8224, 2020)**

Rear Setback

480.8 The portion of any building over 15 feet (4.57 metres) in height shall be set back from the rear property line a distance of not less than forty percent (40%) of the height of that portion of the building over 15 feet (4.57 metres). **(BYLAW 8225, 2020)**

Side Yards

480.9 No side yard shall be required except that if a side yard be provided where not required by the provisions of this Bylaw, such side year shall not be less than 10 feet (3.05 metres) in width. **(BYLAW 8225, 2020)**

Side Setbacks

480.10 The portion of any building over 15 feet (4.57 metres) in height shall be set back from the side property line or the centre line of a street or lane parallel to the side property line distance of not less than forty percent (40%) of the height of the portion of the building over 15 feet (4.57 metres) in height. **(BYLAW 8225, 2020)**

Floor Space Ratio

480.11 The floor space ratio on any site shall not exceed a factor of 4.0.

Site Coverage

- 480.12 Any portion of a building used for residential purposes shall not cover more than forty percent (40%) of the site area. Any portion of a building being used for non-residential purposes shall not cover more than sixty percent (60%) of the site area.

Off-Street Parking

- 480.13 *Off-Street parking* shall be provided and be maintained as a customary incidental accessory use to every building and use of the site as required by and in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Off-Street Loading

- 480.14 Off-Street loading shall be provided and maintained as required by and in accordance with the provisions of the Off-Street Loading Section of this Bylaw. **(BYLAW 8225, 2020)**

Distance Between Buildings or Portion of Buildings on the Same Site

- 480.15 Where there is more than one principal building on the site or more than one shaft to the building, or where an outer wall is recessed more than 16 feet from the main outer wall line of the building, the horizontal distance between such buildings, shafts or opposite walls of such recessed portions shall not be less than 20 feet (6.10 metres) plus an amount equal to twenty percent (20%) of the combined heights of the relevant buildings, shafts or walls, as the case may be. **(BYLAW 8225, 2020)**

Useable Open Space

- 480.16 Useable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

481. Victoria Hill Comprehensive Development Districts (RM-CD-5)
(BYLAW 7152, 2007)

481.1 The intent of this District is to permit the development of a high rise apartment with a floor space ratio of 3.53 and a density of 194 units.

Permitted Uses

481.2 **The following uses and no others shall be permitted in the (RM-CD-5) district:**

481.3 *Apartment buildings and multiple dwellings of not less than four storeys developed for housing purposes*

481.4 *Child Care in Accordance with Section 170.13 of this Bylaw*

481.4 *Home based business*

481.5 *Public utilities*

481.6 *Accessory buildings and uses provided that all accessory buildings:*

- a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;
- b) shall not be located in the required front yard;
- c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;
- d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;
- e) shall not occupy more than ten percent (10%) of the site area;
- f) are used solely for recreation purposes, and if attached to a principal building shall be deemed to be an accessory building;
- g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Density

481.7 The maximum floor space ratio shall not exceed 3.53.

481.8 The maximum number of residential units permitted on this site shall not exceed 194.

Height

481.9 The height of a building shall not exceed 238 feet (72.54 metres), nor 26 storeys developed for housing purposes.

Site Coverage

481.10 All principle buildings in total shall not cover more than thirty percent (30%) of the site area.

Siting of Buildings

481.11 The siting of any building shall not provide a yard or setback less than the following:

	<u>Yard</u>	<u>Setback</u>
a) Ross Road:	56.0 ft. (17.07 metres)	58.0 ft. (17.68 metres)
b) McBride Boulevard:	40.5 ft. (12.34 metres)	42.5 ft. (12.95 metres)
c) Memorial Drive:	47.0 ft. (14.33 metres)	49.0 ft. (14.93 metres)
d) Interior Side Yard:	67.0 ft. (20.42 metres)	69.5 ft. (21.18 metres)

Off-Street Parking

481.12 A total of 293 parking spaces are required.

Usable Open Space

481.13 Usable Open Space shall be provided of not less than ten percent (10%) of the gross residential floor area.