

**509. Community Commercial Districts (Restricted) (Low Rise)
(C-2B) (BYLAW 7004, 2005)**

509.1 The intent of this district is to allow mixed-use development consisting of pedestrian-oriented commercial businesses and two storeys of residential development above.

Permitted Uses

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

509.3 *Animal grooming and daycare facilities* (BYLAW 7058, 2005)

509.3.1 *Animal hospitals and veterinary clinics* (BYLAW 7058, 2005)

509.4 *Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores*

509.5 *Banks*

509.6 *Businesses and professional offices*

509.7 *Catering establishments*

509.8 *Child care in a non-residential building or portion of a non-residential building*

509.9 *Commercial schools*

509.10 *Drapery and furniture upholstery shops of not more than 3,000 square feet (278.70 square metres) in gross floor area*

509.11 *Deleted* (BYLAW 8172, 2020)

509.12 *Home based businesses*

509.13 *Housing units contained in the same building with and in addition to any of the permitted non-residential uses provided that no portion of the first storey at street level nor any storey below this level shall be used for residential purposes except for entrances and passageways to such housing units*

509.14 *Personal service establishments being barber shops, beauty parlours, dry cleaning shops (automatic self-service only), dry cleaning establishments, electrical appliance repair shops, optical or watch repair shops, florist shops, laundrettes (automatic self-service only), shoe repair shops, tailor or dressmaker shops, printing using photographic processes, letter pressing, blue printing, silk screening and lithographing*

509.15 *Retail stores*

509.16 *Deleted.* (BYLAW 7058, 2005)

509.17 *Video stores*

509.18 *Accessory buildings and uses*

Front Yard

509.19 No front yard shall be required.

Rear Yard

509.20 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 whether a lane intervenes or not or where a site is used for residential purposes, 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).

Side Yard

509.21 No side yard shall be required except that:

- a) Where a site abuts a lot in an (R) district or is separated by a street or lane there from, such a side yard shall be provided of a width of not less than forty percent (40%) of the height of the building.

509.22 If a side yard be provided where not required by the provisions of this Bylaw, such side yard shall be not less than 10 feet (3.05 metres) in width.

Height

509.23 The height of a building shall not exceed 40 feet (12.19 metres) nor three storeys.

Off-Street Parking

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

Off-Street Loading

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

Usable Open Space

509.26 In buildings containing more than 10 housing units, usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

Intent: The intent of this district is to allow local, pedestrian-oriented commercial uses.

Key Information:
Front Yard: No front yard required
Height: 30 feet or 2 storeys

NEW WESTMINSTER

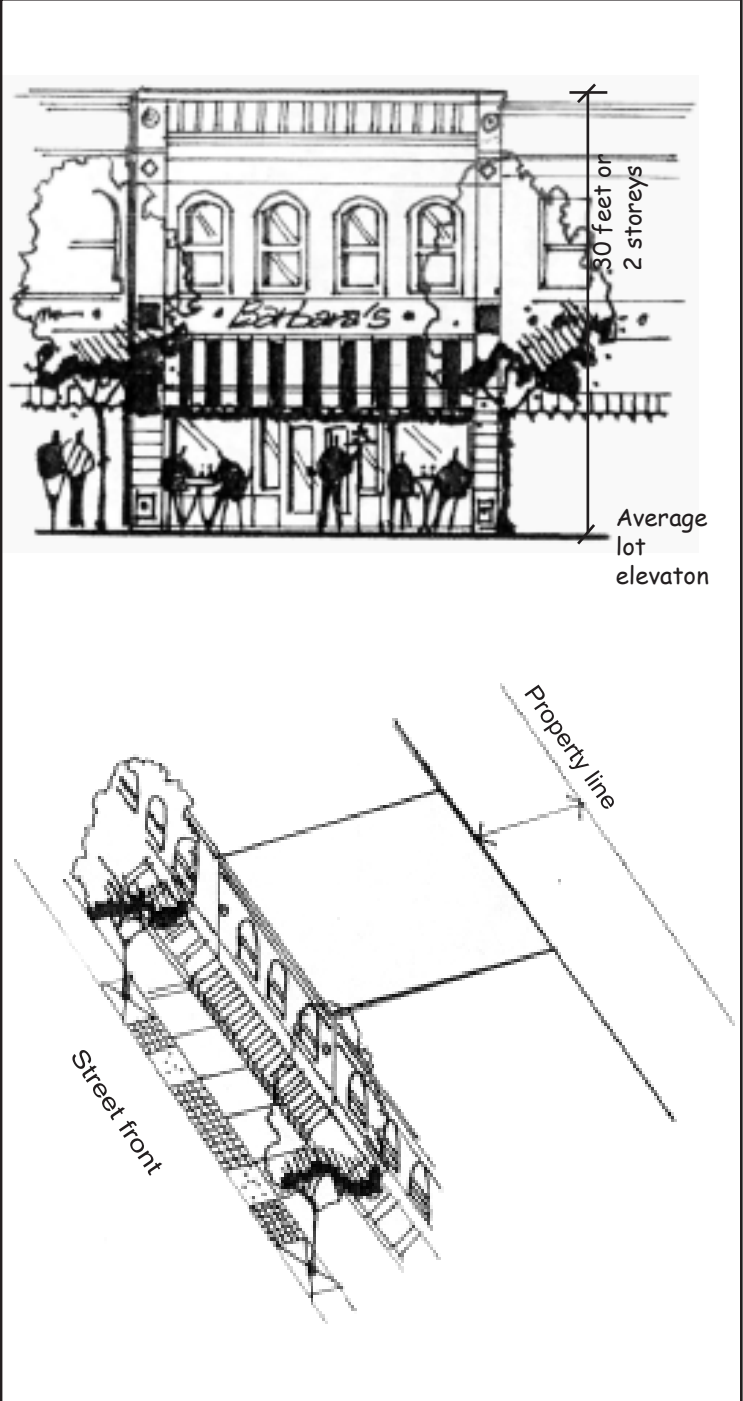


C-1
LOCAL COMMERCIAL DISTRICTS

1. HEIGHT
30 feet or 2 storeys maximum. Height is measured from the average lot elevation (elevation at four corners of the site, divided by 4) to the top of a flat or mansard roof.

2. YARDS
Front Yard: no front yard required.
Rear Yard: not less than 20% of the site depth but need not exceed 25 feet.
Side Yard: no yard required except abutting a flanking street-12.5 feet; or abutting a residential district-10 feet or the required side yard of the abutting lot.

Note
Some properties within this zone are subject to building lines, requiring additional setbacks. Please consult Section 180 of the Zoning Bylaw for further information.



Note: This is a summary of the zoning schedule only. For additional details, see City of New Westminster Zoning Bylaw No. 6680, 2001.

Accessory Buildings and Structures

Includes sundeck, porches, garages, carports, storage structures, etc.

Maximum 10% of the site



1. ATTACHED OR DETACHED GARAGE OR CARPORT

Setbacks

From the corner of an intersection of a street and a lane: 15 feet.

From a rear or side property line: 5 feet.

From a residential window of an adjacent property: 10 feet from the window of the adjacent building.

Not permitted in the required front yard.

Height

Maximum one storey and 15 feet from finished floor to mid-point of the roof.

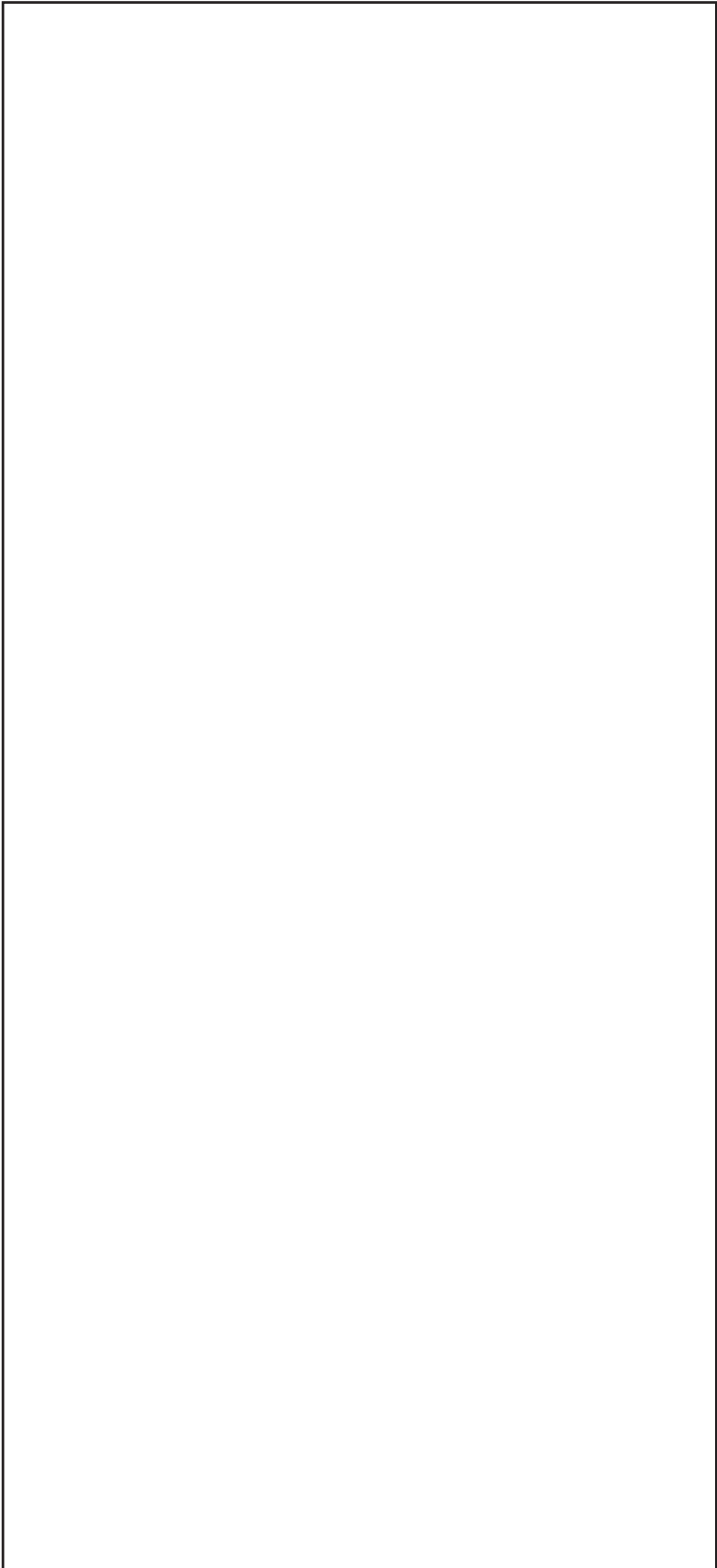
2. SUNDECKS, PORCHES, BALCONIES, BAY WINDOWS

Allowable Projections

Into minimum required front and rear yards: 4 feet.

Into minimum required side yards: 4 feet or half the width of the side yard whichever is less.

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510 Local Commercial Districts

510.1 *The intent of this district is to allow local, pedestrian-oriented commercial uses.*

Permitted Uses

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

510.3 *Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores*

510.3.1 *Accessory Recycling Return Centres, in accordance with Section 170.14 of this Bylaw*
(BYLAW 7308, 2009)

510.3.2 *Animal Grooming Facilities and daycare;* **(BYLAW 7460, 2011; 7893, 2017)**

510.4 *Audio recording studios not exceeding 400 square feet (37.16 square metres) in area*

510.5 *Banks*

510.6 *Deleted* **(BYLAW 7308, 2009)**

510.7 *Business and professional offices*

510.8 *Cafés or restaurants, excluding drive-in restaurants and drive through restaurants;*
(BYLAW 7478, 2011)

510.9 *Child care in a non-residential building or portion of a non-residential building*

510.10 *Commercial schools*

510.11 *Home based businesses*

510.12 *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*

510.13 *Libraries*

510 Local Commercial Districts

510.14 *Personal service establishments being barber shops, beauty parlours, dry cleaning shops (automatic self-service only), dry cleaning establishments, electrical appliance repair shops, florist shops, laundrettes (automatic self-service only), shoe repair shops, tailor or dressmaker shops, printing using photographic processes, letter pressing, blue printing, silk screening and lithographing*

510.14.1 *Retail liquor store, as defined in this Bylaw but is not required to be contiguous to a Licensed Liquor Primary establishment, limited to the location at 800 Twentieth Street (Alias: 812 Twentieth Street) (Legal Description: LOT 1 DISTRICT LOT 172 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 6996; PID: 011-241-152)*

(BYLAW 8443, 2024)

510.15 *Retail sale of new automobile parts and accessories*

510.16 *Retail stores*

(BYLAW 6991, 2005)

510.17 *Video stores*

510.18 *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 the building;
- b) shall not be located in the required front yard;
- c) shall be located not closer than 5 feet (1.52 metres) from a rear or side site line;
- d) shall be located not closer than 10 feet (3.05 metres) from a window of a habitable room on an adjoining site;
- e) shall not occupy more than ten percent (10%) of the site area;
- f) 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.

Front Yard

510.19 No front yard shall be required.
(B/L No 6708, 2002)

Rear Yard

510.20 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

510.21 No side yard shall be required except where:

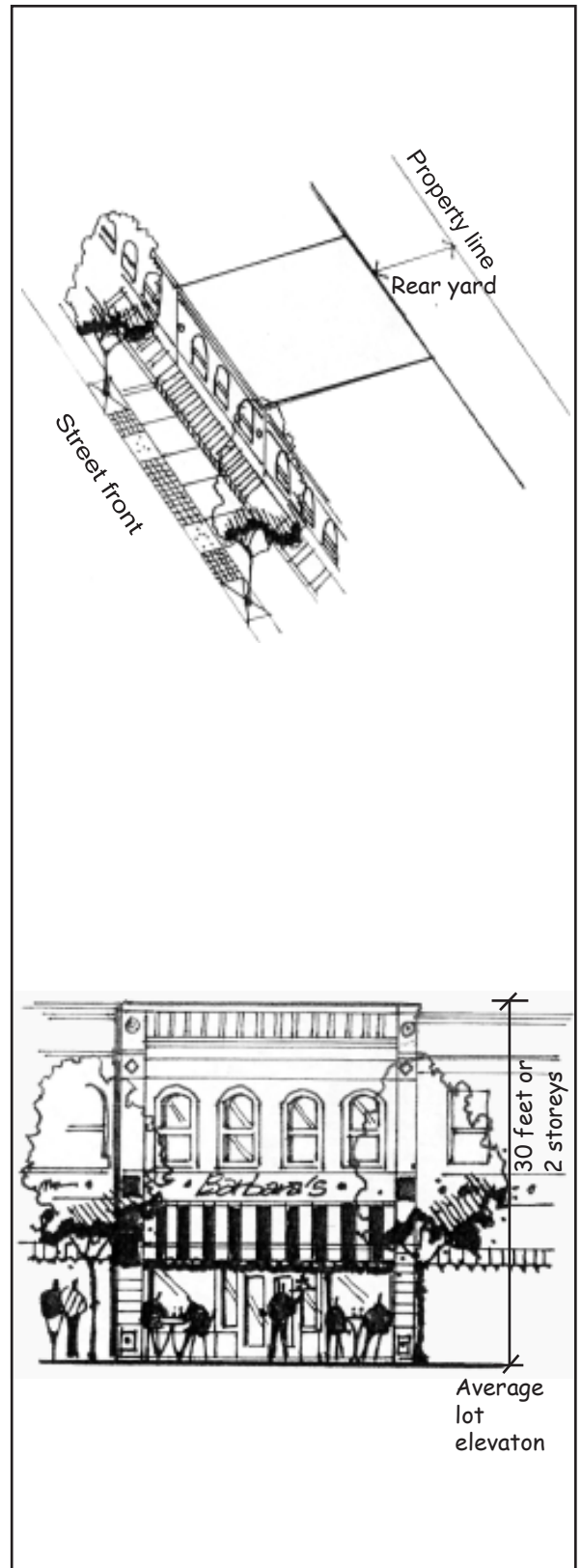
- a) a corner lot at the rear of which is a site fronting on a street which flanks such corner site, the side yard adjoining the flanking street shall be not less than 12.5 feet (3.81 metres) in width;
- b) a site abuts a lot in an (R) District, or is separated therefrom by a street or lane, a side yard shall be provided of a width of not less than the required side yard of the abutting lot on the same side, but need not exceed 10 feet (3.05 metres) in width;
- c) if a side yard be provided where not required by the provisions of this Bylaw, such side yard shall be not less than 10 feet (3.05 metres) in width.

Height

510.22 The height of a building shall not exceed 30 feet (9.14 metres) nor two storeys.

Off-Street Parking

510.23 *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)



Note: Drawings are provided for illustrative purposes only. The text of the Bylaw shall prevail over any conflict or inconsistency.



Off-Street Loading
510.24 Off-Street loading shall be provided in accordance with the provisions of Section 160 of this Bylaw.

Usable Open Space
510.25 In buildings containing more than 10 housing units, usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.



Note: Drawings are provided for illustrative purposes only. The text of the Bylaw shall prevail over any conflict or inconsistency.

511. Local Commercial Districts (Restricted) (C-1A)

511.1 The intent of this district is to allow small scale mixed use development to provide neighbourhood commercial and associated residential uses.

Permitted Uses

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

511.3 *Business and professional offices*

511.4 *Cafés and restaurants, excluding drive-in restaurants and drive-through restaurants*
(BYLAW 7478, 2011)

511.5 *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 shall be used for residential purposes except for entrances and passageways to such housing units*

511.6 *Personal service establishments being barber shops, beauty parlours, electrical appliance repair shops, florist stops, laundrettes (automatic self-service only), shoe repair shops, tailor and dressmaker shops*

511.7 *Retail stores* **(BYLAW 6991, 2005)**

511.8 *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 the building;
- b) shall not be located in the required front yard;
- c) shall be located not closer than 5 feet (1.52 metres) from a rear or side site line;
- d) shall be located not closer than 10 feet (3.05 metres) from a window of a habitable room on an adjoining site;
- e) shall not occupy more than ten percent (10%) of the site area; and
- f) 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.

Front Yard

511.9 No front yard shall be required.

Rear Yard

511.10 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

- 511.11 No side yard shall be required except where:
- a) a corner lot at the rear of which is a site fronting on a street which flanks such corner site, the side yard adjoining the flanking street shall be not less than 12.5 feet (3.81 metres) in width;
 - b) a site abuts a lot in an (R) District, or is separated therefrom by a street or lane, a side yard shall be provided of a width of not less than the required side yard of the abutting lot on the same side, but need not exceed 10 feet (3.05 metres) in width;
 - c) if a side yard be provided where not required by the provisions of this Bylaw, such side yard shall be not less than 10 feet (3.05 metres) in width.

Height

- 511.12 The height of a building shall not exceed 30 feet (9.14 metres) nor two storeys.

Off-Street Parking

- 511.13 No Off-Street parking is required for residential use.
- 511.14 No Off-Street parking is required for commercial use.

Off-Street Loading

- 511.15 No Off-Street loading spaces shall be provided.

Intent: The intent of this district is to allow mixed-use development consisting of pedestrian-oriented commercial businesses and two storeys of residential development above.

Key Information:

Building Height: 40 feet or 3 storeys maximum.

C-2

COMMUNITY
COMMERCIAL
DISTRICTS (LOW RISE)

1. HEIGHT

40 feet or 3 storeys maximum. Height is measured from the average lot elevation (elevation at four corners of the site, divided by 4) to the top of a flat or mansard roof.

2. YARDS

Front Yard: no front yard required.

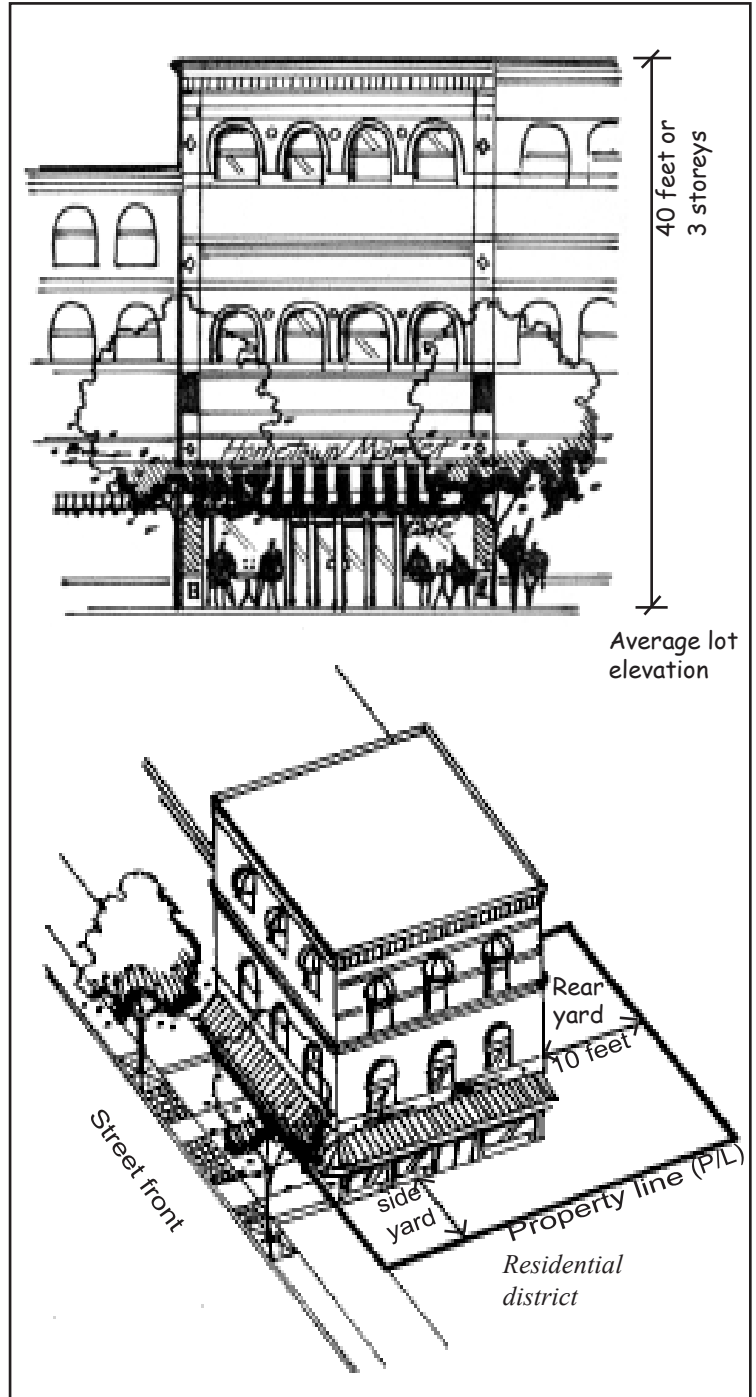
Side Yard: not required except where a site abuts a residential district, then it is required to have a side yard of 40% of the building height.

Rear Yard: a minimum of 10 feet except where a site abuts a residential district, then it is required to have a rear yard of 20% of site depth but need not exceed 35 feet.

Note

Some properties within this zone are subject to building lines, requiring additional setbacks. Please consult Section 180 of the Zoning Bylaw for further information.

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Web: www.city.new-westminster.bc.ca/cityhall/planning/index.htm



Note: This is a summary of the zoning schedule only. For additional details, see City of New Westminster Zoning Bylaw No. 6680, 2001.

512 Community Commercial Districts (Low-Rise)

512.1 The intent of this district is to allow mixed-use commercial businesses and two storeys of residential development above.



Permitted Uses

- 512.2 The following uses and no others shall be permitted in the (C-2) district:
- 512.2.1 Accessory Recycling Return Centre, in accordance with Section 170.14 of this Bylaw **(BYLAW 7308, 2009)**
- 512.3 *Animal Grooming and Daycare Facilities;* **(BYLAW 7058, 2005)**
- 512.3.1 *Animal Hospitals and Veterinary Clinics;* **(BYLAW 7058, 2005)**
- 512.4 *Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores;*
- 512.5 *Deleted* **(BYLAW 8287, 2021)**
- 512.6 *Banks;*
- 512.7 *Deleted* **(BYLAW 7308, 2009)**
- 512.8 *Deleted* **(BYLAW 8287, 2021)**
- 512.9 *Deleted* **(BYLAW 8287, 2021)**
- 512.10 *Business and professional offices;*
- 512.11 *Cafes and restaurants, excluding drive-in restaurants and drive-through restaurants;* **(BYLAW 7478, 2011)**
- 512.12 *Car washing establishments;*
- 512.13 *Catering establishments;*
- 512.14 *Child care in a non-residential building or portion of a non-residential building;*
- 512.15 *Deleted* **(BYLAW 8287, 2021)**
- 512.16 *Commercial schools;*
- 512.17 *Deleted* **(BYLAW 8287, 2021)**
- 512.18 *Drapery and furniture upholstery shops of not more than 3,000 square feet (278.70 square metres) in gross floor area;*
- 512.19 *Deleted* **(BYLAW 8287, 2021)**
- 512.20 *Deleted* **(BYLAW 8172, 2020)**
- 512.21 *Home based businesses;*

- 512.22 *Hotels;*
- 512.23 *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;*
- 512.24 *Deleted* **(BYLAW 8287, 2021)**
- 512.25 *Deleted* **(BYLAW 8287, 2021)**
- 512.26 *Deleted;* **(BYLAW 7273, 2008)**
- 512.27 *Personal service establishments being barber shops, beauty parlours, dry cleaning shops (automatic self-service only), dry cleaning establishments, electrical appliance repair shops, optical or watch repair shops, florist shops, laundrettes (automatic self-service only), shoe repair shops, tailor or dressmaker shops, printing using photographic processes, letter pressing, blue printing, silk screening and lithographing;*
- 512.27.1 *Public assembly and entertainment use;* **(BYLAW 8287, 2021)**
- 512.28 *Public transportation depots;*
- 512.29 *Retail sale of new automobile parts and accessories;*
- 512.30 *Retail stores;* **(BYLAW 6991, 2005)**
- 512.31 *Studios (artist, display, radio, recording, television);*
- 512.32 *Deleted* **(BYLAW 8287, 2021)**
- 512.33 *Taxi offices;*
- 512.34 *Deleted* **(BYLAW 8287, 2021)**
- 512.35 *Deleted.* **(BYLAW 7058, 2005)**
- 512.36 *Video stores;*
- 512.37 *Accessory buildings and uses*

Front Yard

512.38 No front yard shall be required.

Rear Yard

512.39 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 whether a lane intervenes or not or where a site is used for residential purposes, 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).

Side Yard

512.40 No side yard shall be required except that:

- a) where a site abuts a lot in an (R) District or is separated by a street or lane therefrom, a side yard shall be provided of a width of not less than forty percent (40%) of the height of the building;
- b) if a side yard be provided where not required by the provisions of this Bylaw, such side yard shall be not less than 10 feet (3.05 metres) in width.

Height

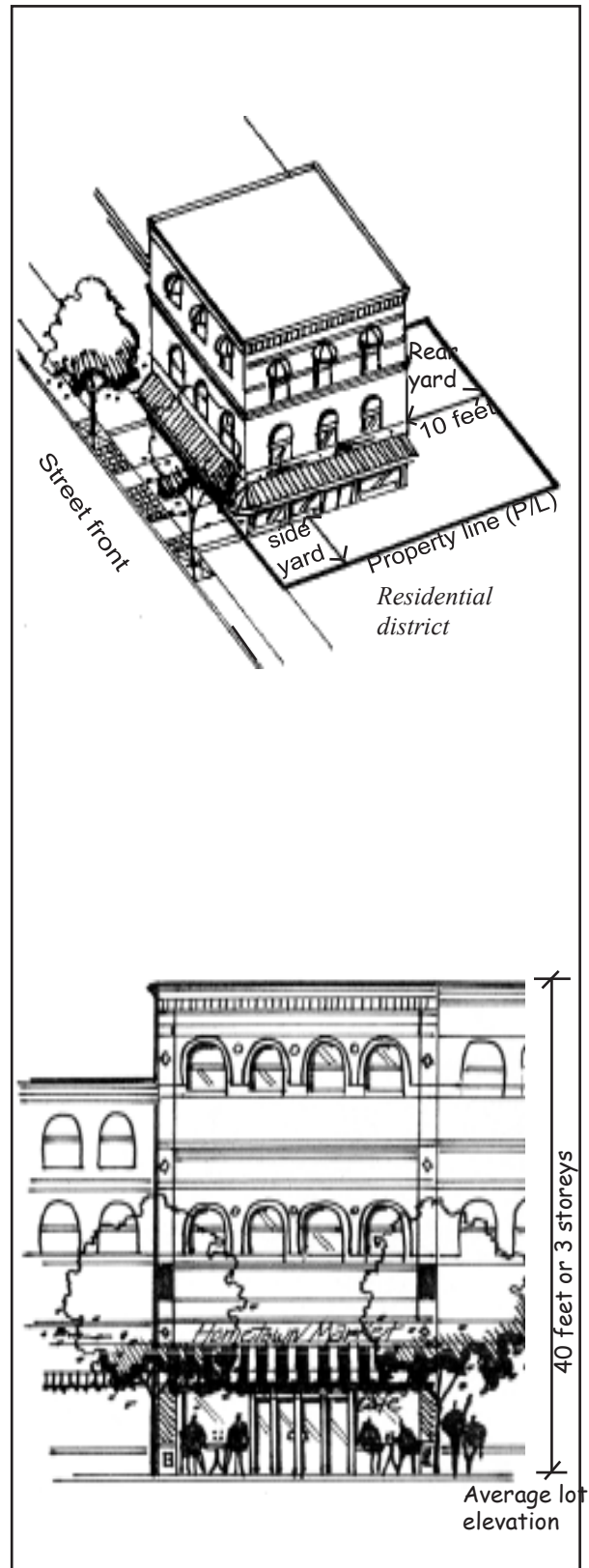
512.41 The height of a building shall not exceed 40 feet (12.19 metres) nor three storeys.

Off-Street Parking

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

Off-Street Loading

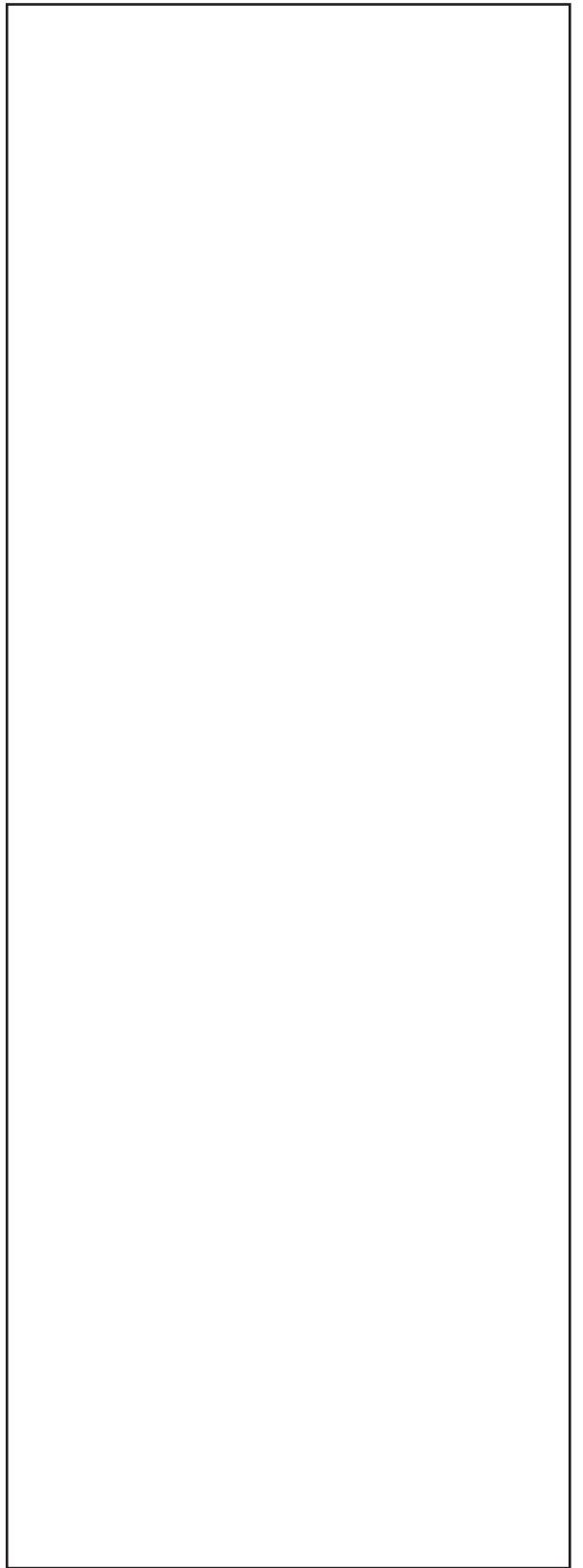
512.43 Off-Street loading shall be provided and maintained as required by and in accordance with the provisions of Section 160 of this Bylaw.



Note: Drawings are provided for illustrative purposes only. The text of the Bylaw shall prevail over any conflict or inconsistency.

Usable Open Space

512.44 In buildings containing more than 10 housing units, usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.



Note: Drawings are provided for illustrative purposes only. The text of the Bylaw shall prevail over any conflict or inconsistency.

513. Community Commercial Districts (Medium Rise) (C-2A)

513.1 **The intent of this district is to allow mixed use development consisting of pedestrian-oriented commercial businesses and three storeys of residential development above.**

Permitted Uses

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

513.3 *Accessory Recycling Return Centres, in accordance with Section 170.14 of this Bylaw;*
(BYLAW 7308, 2009)

513.4 *Animal Grooming and Daycare Facilities;* **(BYLAW 7058, 2005)**

513.3.1 *Animal Hospitals and Veterinary Clinics;* **(BYLAW 7058, 2005)**

513.3.2 *Animal Boarding only on the site at 800 Twelfth Street identified by PID: 011-086-025 and provided that it is limited to not more than 12 domestic cats; all animals are kept indoor overnight and no portion of the site is used for residential purposes.* **(BYLAW 7785, 2015)**

513.5 *Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores;*

513.6 *Deleted* **(BYLAW 8287, 2021)**

513.7 *Banks;*

513.8 *Deleted* **(BYLAW 8287, 2021)**

513.9 *Deleted* **(BYLAW 8287, 2021)**

513.10 *Businesses and professional offices;*

513.11 *Cafés and restaurants, excluding drive-in restaurants and drive-through restaurants*
(BYLAW 7478, 2011);

513.12 *Car washing establishments;*

513.13 *Catering establishments;*

513.14 *Child care in a non-residential building or portion of a non-residential building;*

513.15 *Deleted* **(BYLAW 8287, 2021)**

513.16 *Commercial schools;*

513.17 *Deleted* **(BYLAW 8287, 2021)**

513.18 *Drapery and furniture upholstery shops of not more than 3,000 square feet (278.70 square metres) in gross floor area;*

513.19	<i>Deleted</i>	(BYLAW 8287, 2021)
513.20	<i>Deleted;</i>	(BYLAW 8172, 2020)
513.21	<i>Home based businesses;</i>	
513.22	<i>Hotels;</i>	
513.23	<i>Housing units contained in the same building with and additional to any of the permitted non-residential uses provided that no portion of the building above the second floor level or the parking deck level whichever is the higher shall be used for non-residential purposes;</i>	
513.24	<i>Deleted</i>	(BYLAW 8287, 2021)
513.25	<i>Deleted</i>	(BYLAW 8287, 2021)
513.26	<i>Deleted;</i>	(BYLAW 7273, 2008)
513.27	<i>Personal service establishments being barber shops, beauty parlours, dry cleaning shops (automatic self-service only), dry cleaning establishments, electrical appliance repair shops, optical or watch repair shops, florist shops, laundrettes (automatic self-service only), shoe repair shops, tailor or dressmaker shops, printing using photographic processes, letter pressing, blue printing, silk screening and lithographing;</i>	
513.27.1	<i>Public assembly and entertainment use;</i>	(BYLAW 8287, 2021)
513.28	<i>Public transportation depots;</i>	
513.29	<i>Retail sale of new automobile parts and accessories;</i>	
513.30	<i>Retail stores;</i>	(BYLAW 6991, 2005)
513.31	<i>Studios (artist, display, radio, recording, television);</i>	
513.32	<i>Deleted;</i>	(BYLAW 8287, 2021)
513.33	<i>Taxi offices;</i>	
513.34	<i>Deleted</i>	(BYLAW 8287, 2021)
513.35	<i>Deleted;</i>	(BYLAW 7058, 2005)
513.36	<i>Video stores;</i>	
513.37	<i>Accessory buildings and uses.</i>	
Front Yard		
513.38	No front yard shall be required.	

Rear Yard

513.39 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 whether a lane intervenes or not or where a site is used for residential purposes, 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). Such rear yard may be measured to the centre of the lane.

Side Yards

513.40 No side yard shall be required except that:

513.41 where a site abuts a lot in an (R) District whether a lane intervenes or not or where a site is used for residential purposes, such side yard shall be not less than forty percent (40%) of the height of the building. Such side yard may be measured to the centre line of the lane.

513.42 if a side yard be provided where not required by the provisions of this Bylaw, such side yard shall be not less than 10 feet (3.05 metres) in width.

Density

513.43 The density of the net area of the site shall not exceed 90 units per acre (.40 hectares), exclusive of any portion subject to a Building Line under Section 180 of this Bylaw.

Height

513.44 The height of a building shall not exceed 40 feet (12.19 metres) nor four storeys.

Off-Street Parking

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

Off-Street Loading

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

Usable Open Space

513.47 In buildings containing dwelling units, usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

Rental Tenure

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

Strata Plan LMS2161 (723 Twelfth Street).

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

514. Community Commercial Districts (High Rise) (C-3)

514.1 **The intent of this district is to allow for large-site high-rise, commercial, and mixed use development including pedestrian-oriented commercial businesses and multi-family residential.**

Permitted Uses

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

514.2.1 *Accessory Recycling Return Centre, in accordance with Section 170.14 of this Bylaw;*
(BYLAW 7308, 2009)

514.3 *Amusement arcades, provided any such use is located within a fully enclosed mall and does not have any door to the exterior or is located within the lobby of a theatre and does not have any door to the exterior and does not exceed a size of 1,000 square feet or 10 percent of the floor space of the building, whichever is less;*

514.4 *Animal grooming and Daycare Facilities;* **(BYLAW 7058, 2005)**

514.4.1 *Animals Hospitals and Veterinary Clinics;* **(BYLAW 7058, 2005)**

514.5 *Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores;*

514.6 *Deleted* **(BYLAW 8287, 2021)**

514.7 *Banks;*

514.8 *Deleted;* **(BYLAW 7308, 2009)**

514.9 *Deleted* **(BYLAW 8287, 2021)**

514.10 *Deleted* **(BYLAW 8287, 2021)**

514.11 *Deleted* **(BYLAW 8287, 2021)**

514.12 *Business and professional offices;*

514.13 *Cafés and restaurants, excluding drive-in restaurants and drive-through restaurants*
(BYLAW 7478, 2011);

514.14 *Catering establishments;*

514.15 *Child care in a non-residential building or portion of a non-residential building;*

514.16 *Deleted* **(BYLAW 8287, 2021)**

514.17 *Commercial schools;*

514.18 *Deleted* **(BYLAW 8287, 2021)**

514.19	<i>Drapery and furniture upholstering shops of not more than 3,000 square feet (278.70 square metres) in gross floor area;</i>	
514.20	<i>Funeral parlours;</i>	
514.21	<i>Deleted</i>	(BYLAW 8287, 2021)
514.22	<i>Deleted;</i>	(BYLAW 8172, 2020)
514.23	<i>Home based businesses;</i>	
514.24	<i>Hotels;</i>	
514.25	<i>Housing units contained in a 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;</i>	
514.26	<i>Deleted</i>	(BYLAW 8287, 2021)
514.27	<i>Deleted</i>	(BYLAW 8287, 2021)
514.28	<i>Deleted;</i>	(BYLAW 7273, 2008)
514.29	<i>Personal service establishments being barber shops, beauty parlours, dry cleaning shops (automatic self-service only), dry cleaning establishments, electrical appliance repair shops, optical or watch repair shops, florist shops, laundrettes (automatic self-service only), shoe repair shops, tailor or dress maker shops;</i>	
514.30	<i>Printing, publishing and bookbinding, blue printing and photostatting, lithographing, engraving, stereotyping and other reproduction processes;</i>	
514.30.1	<i>Public assembly and entertainment use;</i>	(BYLAW 8287, 2021)
514.31	<i>Public transportation depots;</i>	
514.32	<i>Retail sale of new automobile parts and accessories;</i>	
514.33	<i>Retail stores;</i>	(BYLAW 6991, 2005)
514.33.1	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)
514.34	<i>Studios (artist, display, radio, recording);</i>	
514.35	<i>Deleted</i>	(BYLAW 8287, 2021)
514.36	<i>Taxi offices;</i>	
514.37	<i>Deleted</i>	(BYLAW 8287, 2021)

- 514.38 Deleted; **(BYLAW 7058, 2005)**
- 514.39 Video stores;
- 514.40 Accessory buildings and uses;
- 514.40.1 Properties on the west side of Columbia Street East between Braid and Hospital Street may, as an alternative to the (C-3) Community Commercial Districts (High Rise) use the (C-2A) Community Commercial Districts (Medium Rise) as per Supplementary Plan 1 to this Schedule. **(BYLAW 6702, 2001)**
- 514.40.2 Properties on the west side of Sixth Street between Queen's Avenue and Fifth Avenue may, as an alternative to the (C-3) Community Commercial Districts (High Rise) use the (C-3A) Community Commercial Districts (High Rise) as per Supplementary Plan 2 of this Schedule. **(BYLAW 6701, 2001)**
- 514.40.3 A single detached dwelling shall conform to the regulations in either the RS-1 or RS-2 zoning district, notwithstanding any other provisions of this section 514. **(BYLAW 7767, 2015)**

Front Yard

- 514.41 No front yard shall be required.

Front Setback

- 514.42 The portion of any building over 30 feet (9.14 metres) in height shall be set back from the centre line of the fronting street a distance of not less than thirty percent (30%) of the height of that portion of the building over 30 feet (9.14 metres) in height.

Rear Yard

- 514.43 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).

Rear Setback

- 514.44 The portion of any building over 30 feet (9.14 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 30 feet (9.14 metres). **(BYLAW 8436, 2024)**

Side Yards

- 514.45 No side yard shall be required except that:
- a) where a site abuts a lot in an (R) District or is separated therefrom by a street or lane, a side yard shall be provided of a width of not less than forty percent (40%) of the height of the building up to a height of 40 feet (12.19 metres) plus twenty percent (20%) of the height of that portion of the building over 40 feet (12.19 metres).
 - b) if a side yard be provided where not required by the provisions of this Bylaw, such side yard shall be not less than 10 feet (3.05 metres) in width.

Side Setbacks

514.46 The portion of any building over 30 feet (9.14 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 a distance of not less than forty percent (40%) of the height of that portion of the building over 30 feet (9.14 metres) in height.

Floor Space Ratio

514.47 The total floor space ratio on any site shall not exceed a factor of 5.2.

Site Coverage

514.48 Any portion of a building used for residential purposes shall not exceed forty percent (40%) of the site area.

Density

514.49 The maximum number of units permitted per net acre (.40 hectares) of land shall not exceed 70 provided that:

- 1) 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.
- 2) where the maximum site coverage for the residential portion of the building is less than forty percent (40%), and there is no other use on any floor occupied by this residential portion of the building, 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.

514.49.1 Where a site has received a bonus for providing off-street parking and for reduction in residential site coverage as per Subsection 514.49, any commercial portion of the building above ground floor may be converted to residential use provided:

- a) off-street parking continues to be provided underground or in structure under or in the residential portion of the building to a least the number of spaces required by the Zoning Bylaw
- b) the site coverage for the residential portion of the building at the time of construction remains unchanged

and part of the density calculation with respect to site coverage shall remain the same as that existing prior to the conversion of the commercial space and notwithstanding the effect of such conversion on residential site coverage for the site. **(BYLAW 6830, 2003)**

Off-Street Parking

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

Off-Street Loading

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

Distance between Buildings or Portion of Buildings on the Same Site

- 514.52 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.

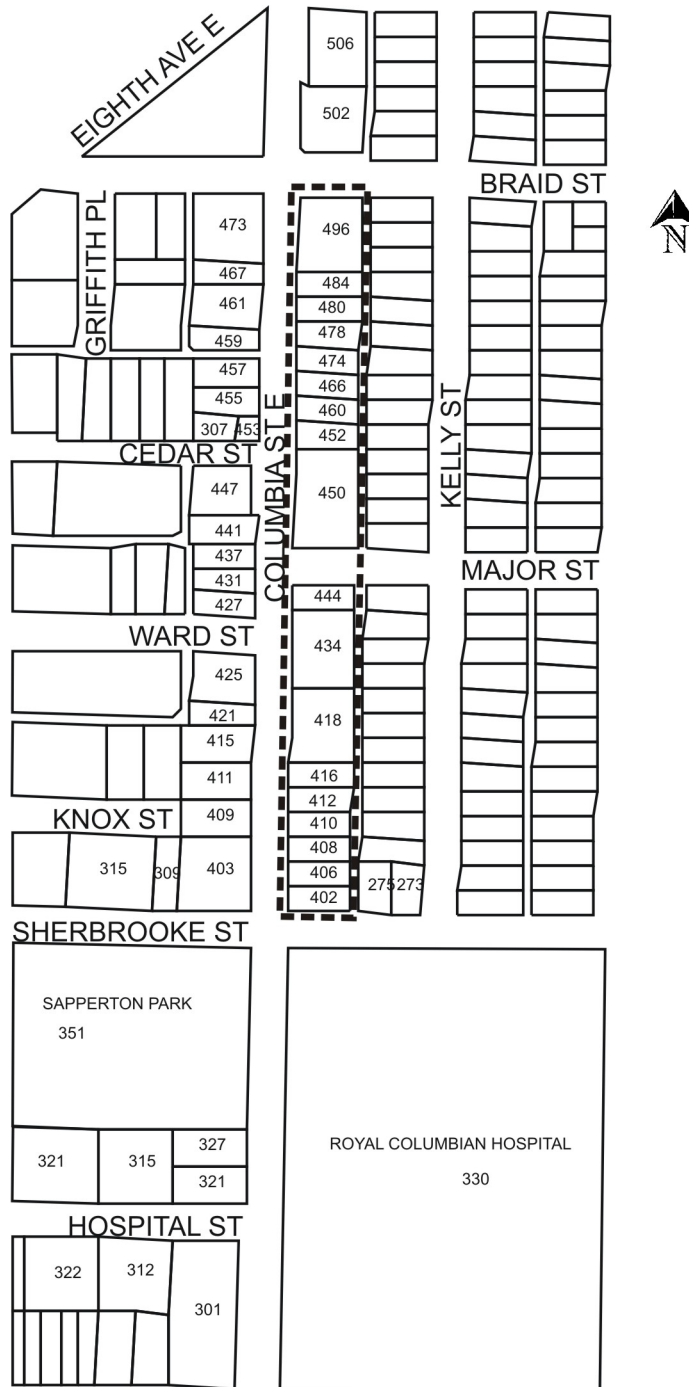
Usable Open Space

- 514.53 In buildings containing more than ten housing units, usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

Supplementary Plan to the (C-3) Community Commercial Districts (High Rise)

Supplementary Plan 1

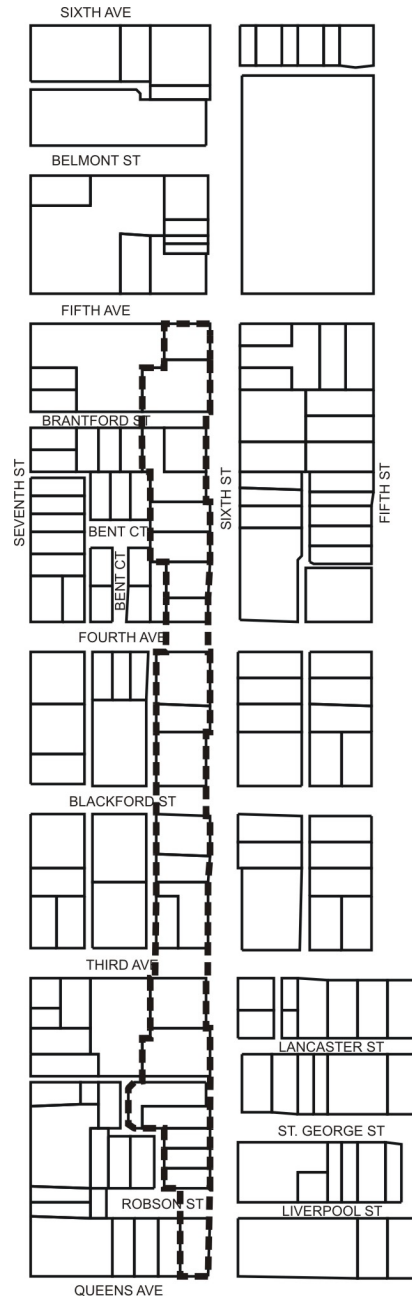
Area to be rezoned from (C-2) to (C-2A)
Community Commercial Districts (Medium Rise)



(B/L 6702, 2001)

**Supplementary Plan to the
(C-3) Community Commercial Districts (High Rise)**
Supplementary Plan 2

Area in which properties allowed to conform to
(C-3A) Community Commercial Districts (High Rise)
as an alternative to (C-3) Districts



(BYLAW 6701, 2001)

515. Community Commercial Districts (High Rise) (C-3A)

515.1 **The intent of this district is to allow for small-site high rise commercial and mixed use development including pedestrian-oriented commercial businesses and multi-family residential development.**

Permitted Uses

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

- 515.2.1 *Accessory Recycling Return Centre, in accordance with Section 170.14 of this Bylaw;* **(BYLAW 7308, 2009)**
- 515.3 *Animal grooming and Daycare Facilities;* **(BYLAW 7058, 2005)**
- 515.3.1 *Animal Hospitals and Veterinary Clinics;* **(BYLAW 7058, 2005)**
- 515.4 *Deleted* **(BYLAW 8287, 2021)**
- 515.5 *Banks;*
- 515.6 *Deleted;* **(BYLAW 7308, 2009)**
- 515.7 *Deleted* **(BYLAW 8287, 2021)**
- 515.8 *Deleted* **(BYLAW 8287, 2021)**
- 515.9 *Deleted* **(BYLAW 8287, 2021)**
- 515.10 *Business and professional offices;*
- 515.11 *Cafés and restaurants, excluding drive-in restaurants and drive-through restaurants* **(BYLAW 7478, 2011);**
- 515.12 *Catering establishments;*
- 515.13 *Child care in non-residential building or portion of non-residential building*
- 515.14 *Deleted* **(BYLAW 8287, 2021)**
- 515.15 *Commercial schools*
- 515.16 *Deleted* **(BYLAW 8287, 2021)**
- 515.17 *Drapery and furniture upholstery shops of not more than 3,000 square feet (278.70 square metres) in gross floor area*
- 515.18 *Funeral parlours*
- 515.19 *Deleted* **(BYLAW 8287, 2021)**

515.20	<i>Deleted</i>	(BYLAW 8172, 2020)
515.21	<i>Hotels</i>	
515.21.1	<i>Home based business</i>	(BYLAW 7924, 2018)
515.22	<i>Housing units contained in a 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</i>	
515.23	<i>Deleted</i>	(BYLAW 8287, 2021)
515.24	<i>Deleted</i>	(BYLAW 8287, 2021)
515.25	<i>Deleted;</i>	(BYLAW 7272, 2008)
515.26	<i>Personal service establishments being barber shops, beauty parlours, dry cleaning shops (automatic self-service only), dry cleaning establishments, electrical appliance repair shops, optical or watch repair shops, florist shops, laundrettes (automatic self-service only), shoe repair shops, tailor or dress maker shops</i>	
515.27	<i>Printing, publishing and bookbinding, blue printing, and Photostatting, lithographing, engraving, stereotyping, and other reproduction processes</i>	
515.21.1	<i>Public assembly and entertainment use;</i>	(BYLAW 8287, 2021)
515.28	<i>Public transportation depots</i>	
515.29	<i>Retail sale of new automobile parts and accessories</i>	
515.30	<i>Retail stores</i>	(BYLAW 6991, 2005)
515.31	<i>Studios (artist, display, radio, recording)</i>	
515.32	<i>Deleted</i>	(BYLAW 8287, 2021)
515.33	<i>Taxi offices</i>	
515.34	<i>Deleted</i>	(BYLAW 8287, 2021)
515.35	<i>Deleted.</i>	(BYLAW 7058, 2005)
515.36	<i>Video stores</i>	
515.37	<i>Accessory buildings and uses</i>	
Front Yard		
515.38	No front yard shall be required.	

Front Setback

515.39 The portion of any building over 30 feet (9.14 metres) in height shall be set back from the centre line of the fronting street a distance of not less than thirty percent (30%) of the height of that portion of the building over 30 feet (9.14 metres) in height

Rear Yard

515.40 When 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).

Rear Setback

515.41 The portion of any building over 30 feet (9.14 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 30 feet (9.14 metres). **(BYLAW 7051, 2005)**

Side Yards

515.42 No side yard shall be required except that:

- a) where a site abuts a lot in an (R) District or is separated therefrom by a street or lane, a side yard shall be provided of a width of not less than forty percent (40%) of the height of the building up to a height of 40 feet (12.19 metres) plus twenty percent (20%) of the height of that portion of the building over 40 feet (12.19 metres).
- b) if a side yard be provided where not required by the provisions of this Bylaw, such side yard shall not be less than 10 feet (3.05 metres) in width.

Side Setbacks

515.43 The portion of any building over 30 feet (9.14 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 a distance of not less than forty percent (40%) of the height of that portion of the building over 30 feet (9.14 metres) in height.

Floor Space Ratio: Non-Residential Use

515.44 The total floor space ratio on any site used for non-residential purposes shall not exceed a factor of 1.0.

Floor Space Ratio: Residential

515.45 The maximum density for the first 9,000 square feet (836.10 square metres) of floor space shall be 2.40 provided that for each 100 square feet (9.29 square metres) of site in excess of 9,000 square feet (836.10 square metres) the allowable floor space ratio shall be increased by a factor of 0.015.

515.46 Where any off street parking spaces are provided 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, then the allowable floor space ratio may be increased by adding to the allowable floor space ratio the product of 0.50 multiplied by

the quotient of the total number of parking spaces so provided by the total number of required parking spaces.

515.47 Where the maximum site coverage for the residential portion of the building is less than fifty percent (50%), and there is no other use on any floor occupied by this residential portion of the building, then the allowable floor space may be increased by adding to the allowable floor space ratio the number obtained by subtracting the actual percent site coverage from fifty percent (50%) multiplied by 0.025.

515.48 The maximum floor space ratio for the residential use shall not exceed 4.0.

Density

515.49 The maximum number of units per site shall not exceed the following maximums based on site area:

Site Size				
Area Greater Than		Area Less Than or Equal To		Maximum Number of Units
Square Feet	Square Metres	Square Feet	Square Metres	
9,000	836.10	10,000	929.00	34
10,000	929.00	11,000	1,021.90	38
11,000	1,021.90	12,000	1,114.80	41
12,000	1,114.80	13,000	1,207.70	45
13,000	1,207.70	14,000	1,300.60	48
14,000	1,300.60	15,000	1,393.50	52
15,000	1,393.50	16,000	1,486.40	55
16,000	1,486.40	17,000	1,579.30	59
17,000	1,579.30	18,000	1,672.20	62
18,000	1,672.20	19,000	1,765.10	65
19,000	1,765.10	20,000	1,858.00	69

Off-Street Parking

515.50 *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

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

Distance Between Buildings or Portion of Buildings on the Same Site

515.52 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.

Useable Open Space

515.53 In buildings containing more than ten housing units, usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

C-4

Section 520



NEW WESTMINSTER

520. Downtown Mixed Use Districts (High Density) (C-4)

520 .1 The intent of this district is to allow mixed use development at a high density, with an opportunity to increase density upon amenity requirements being met.

Permitted Principal and Accessory Uses

520 .2 The following principal and accessory uses are permitted in the C-4 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>Animal grooming and daycare facilities;</i>	
<i>Animal hospitals and veterinary clinics;</i>	
<i>Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores;</i>	
<i>Banks;</i>	
<i>Business and professional offices;</i>	
<i>Cafes and restaurants;</i>	✓
<i>Child care;</i>	
<i>Commercial schools;</i>	
<i>Congregate housing;</i>	
<i>Cottage breweries;</i>	✓
<i>Duplex;</i>	✓
<i>Government institutions including educational and judicial facilities;</i>	
<i>Deleted</i> (BYLAW 8172, 2020)	
<i>Hotels;</i>	
<i>Jewelry manufacturing;</i>	
<i>Live-work units;</i>	✓
<i>Marinas;</i>	

<i>Multiple dwellings;</i>	
<i>Personal service establishments;</i>	✓
<i>Printing, publishing, bookbinding and other reproduction processes;</i>	
<i>Public assembly and entertainment uses;</i>	
<i>Public transportation depots;</i>	
<i>Public utilities;</i>	
<i>Retail sale of automobiles, parts and accessories and servicing of automobiles;</i>	✓
<i>Retail stores;</i>	
<i>Single Detached Dwellings;</i>	✓
<i>Studios (artist, display, radio, recording);</i>	
<i>Taxi offices;</i>	
<i>Video stores;</i>	✓
<i>Wholesaling;</i>	
Permitted Accessory Uses	Use Specific Regulations
<i>Accessory uses to permitted principal uses;</i>	
<i>Accessory Recycling Return Centre;</i>	✓
<i>Child care in accordance with Section 170.13 of this Bylaw;</i>	✓
<i>Home based businesses;</i>	✓

Conditions of Use

- 520 .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.
- 520 .4 A *duplex* use shall conform to the regulations in the RT-1 zoning district.
- 520 .5 Cafes and restaurants shall not include drive-in and drive-through restaurants;
- 520 .6 Personal service establishments may include barber shops, beauty parlours, dry cleaning shops (automatic self-service only), dry cleaning establishments, electrical appliance repair shops, optical or watch repair shops, florist shops, laundrettes (automatic self-service only), shoe repair shops, tailor or dressmaker shops.
- 520 .7 Retail sale of automobiles, parts and accessories and servicing of automobiles uses must be fully enclosed within a building and no uses related to these function are permitted on

BYLAW 7936,
2017

open sites.

520 .8 Residential uses are only permitted at grade level in areas not designated ‘Commercial at Street Level’ in the Downtown Community Plan B/L 7779, 2015

Base Density

520 .9 Overall base density shall not exceed 5.2 FSR.

520 .10 The maximum base residential density shall not exceed that indicated in the table below: BYLAW 7779, 2015; 7924, 2018

Site Size	Maximum Permitted Base Residential Density
Less than 836 Square Metres (8,998.63 Square Feet)	1.2 FSR
836 to 2,122 Square Metres (8,998.63 Square Feet to 22,841.01 Square Feet)	Determined by the following formula: (lot area sq.metres. – 836)*0.0013 + 1.2
More than 2,122 Square Metres (22,841.01 Square Feet)	3.0 FSR

Base Height

520 .11 The maximum building height shall not exceed 40 feet (12.19 metres), or the height indicated on the map in section 190.49.5 of this Bylaw, whichever is more. BYLAW 8172, 2020

Bonus Density and Building Heights

520 .12 Properties zoned C-4(DB) may exceed the maximum base residential density and base height permitted 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.

520 .13 Bonus Density and Height Table: BYLAW 7924, 2018

Downtown Community Plan Designation	Maximum Bonus Height	Maximum Bonus Residential 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

520 .14 Maximum overall bonus density shall not exceed 5.2 FSR

Principal Building Envelope

520 .15 All principal *buildings* shall be sized and sited according to the following:

Regulation	Requirement
Maximum Site Coverage	No maximum site coverage.
Minimum Front Yard Setback:	No front yard setback required.
Minimum Side Yard Setback:	No side yard setback required.
Minimum Rear Yard Setback:	No rear yard setback required.

Usable Open Space

520 .16 For multiple *dwelling*s, *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.

Fencing and Vision Clearance Requirements

520 .17 Fencing and vision clearance shall comply with provisions in the General Regulation section of this bylaw.

Off-Street Parking and Loading Requirements

520 .18 Off-street automobile parking shall be provided in accordance with the Off-Street Parking Regulation section of this bylaw.

520 .19 Bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this bylaw.

520 .20 Off-Street loading shall be provided in accordance with the Off-Street Loading Regulations section of this bylaw.

521. Central Business Districts (Restricted) (C-4A)

521.1 The intent of this district is to allow pedestrian-oriented commercial and multi-family residential uses, which reflect the needs of the Downtown central waterfront area.

Interpretation

521.2 The "Design Review Panel" referred to in this Section shall have the composition given to it by that certain Agreement dated the 18th day of July 1978 between the Corporation of the City of New Westminster and First Capital City Development Company Limited.

Permitted Uses

521.3 The following uses and no others shall be permitted in the (C-4A) district:

- 521.3.1 *Animal Grooming and Daycare Facilities;* **(BYLAW 7058, 2005)**
- 521.3.2 *Animal Hospitals and Veterinary Clinics;* **(BYLAW 7058, 2005)**
- 521.4 *Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores*
- 521.5 *Banks;*
- 521.5.1 *Business and Professional Offices, provided that they are not located on the ground level of any building;* **(BYLAW 7540, 2012)**
- 521.6 *Cafés and restaurants, excluding drive-in restaurants and drive-through restaurants* **(BYLAW 7478, 2011);**
- 521.7 *Child care in accordance with the regulations in Section 170.13 of this Bylaw;*
- 521.8 *Clubs (private);*
- 521.8.1 *Commercial Schools, provided that they are not located on the ground level of any building;* **(BYLAW 7540, 2012)**
- 521.9 *Home based businesses;*
- 521.10 *Housing units provided that no portion of the building above street level, parking deck level or any storey below these levels shall be used for the permitted non-residential uses in the same building;*
- 521.11 *Museums, art galleries, civic buildings, aquariums, concert halls;*
- 521.12 *Personal service establishments being barber shops, beauty parlours, dry cleaning establishments, optical or watch repair shops, florist shops, launderettes (automatic self-service only), shoe repair shops, tailor or dressmaker shops, doctors' and dentists' offices;*
- 521.13 *Public assembly and entertainment use;* **(BYLAW 8287, 2021)**
- 521.14 *Retail stores;* **(BYLAW 6991, 2005)**

Front Yard

521.15 No front yard shall be required.

Rear Yard

521.16 No rear yard shall be required.

Side Yard

521.17 A side yard shall be provided of not less than 22 feet (6.70 metres) for that portion of the building over 50 feet in height. **(BYLAW 6951, 2005)**

Distance between Buildings

521.18 The minimum distance between residential buildings measured 50 feet (15.24 metres) or more above the datum shall not be less than 88 feet (26.82 metres). **(BYLAW 6951, 2005)**

Density: Non-residential Uses

521.19 The floor space ratio for all non-residential purposes shall not exceed 0.4.

Density: Residential Uses

521.20 The density for residential purposes shall not exceed 100 units per acre (.40 hectares) provided that the number of housing units may be increased by improving pedestrian access to the waterfront, improving vehicular access to the waterfront, or dedicating land for community purposes, all described below.

Improved Pedestrian Access to the Waterfront

521.21 Where a property provides improved pedestrian access to the waterfront from public property to the site, the number of housing units may be increased by:

- a) 5 units per acre (.40 hectares) in recognition of the first connection providing pedestrian access;
- b) 5 units per acre (.40 hectares) in recognition of the second connection providing pedestrian access.

521.22 A provision of this amenity and an increase in the density shall only be allowed if:

- a) an agreement between the City and the owner of the property is registered on the title to the land;
- b) despite the generality of 511.22(a), among other things, the agreement shall stipulate:
 - 1) the location, appearance and construction specifications of the pedestrian access;
 - 2) the schedule of construction, including completion date, of the access;

- 3) the repair and maintenance of the access structure;
- 4) liability and insurance for the structure;
- 5) the replacement of the structure in case of destruction before the life of the housing units have expired;
- 6) penalties for non-compliance;
- 7) right of the public to use the access.

521.23 but in no case, shall the total density exceed 150 units per acre (.40 hectares) nor shall there be more than 1,000 units on this site, whichever is less.

Improved Vehicular Access to the Waterfront

521.24 Where a property provides improved vehicular access, including pedestrian access not included elsewhere, to the site for public benefit, the number of housing units may be increased by:

- a) 10 units per acre (.40 hectares) in recognition of the first connection;
- b) 10 units per acre (.40 hectares) in recognition of the second connection.

521.25 A provision of this amenity and an increase in the density shall only be allowed if:

- a) an agreement between the City and the owner of the property is registered on the title to the land;
- b) despite the generality of 511.25(a), among other things, the agreement shall stipulate:
 - 1) the location, appearance, and construction specifications of the vehicular access;
 - 2) the schedule of construction, including completion date, of the access;
 - 3) the repair and maintenance of the access structure;
 - 4) liability and insurance for the structure;
 - 5) the replacement of the structure in case of destruction before the life of the housing units have expired;
 - 6) penalties for non-compliance;
 - 7) right of the public to use the access.

521.26 but, in no case, shall the total density exceed 150 units per acre (.40 hectares) nor shall there be more than 1,000 housing units, whichever is less.

Land Dedication for Community Purposes

- 521.27 Where a property provides a dedication of land for community purposes to the City free of charge for the creation and operation of an aquarium, art gallery, civic building, concert hall or museum, the number of housing units may be increased by:
- a) 20 units per acre (.40 hectares);
- 521.28 but in no case, shall cause the property to exceed a density of 150 units per acre (.40 hectares) nor shall there be more than 1,000 housing units, whichever is less.
- 521.29 A provision of amenity and an increase in density shall be allowed only if:
- a) the City obtains title to the dedicated parcel;
 - b) the size of the dedicated site is at least equal to 44,000 square feet (4087.60 square metres);
 - c) the title is free of all charges and encumbrances and is given without any reservations of any nature whatsoever.
 - d) any required easements and rights of way are granted to allow public access and full servicing of the site.
- 521.30 The permitted floor space ratio for residential purposes shall not exceed 3.2.

Site Coverage: Residential Uses

- 521.31 For purposes of this Schedule site coverage means 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 plan located at the height datum.
- 521.32 The portion of a building or buildings used for residential purposes shall not exceed twenty percent (20%) of the site at a level greater than 50 feet (15.24 metres) above datum nor twenty-five percent (25%) at any level.
- 521.33 Where a site contains more than one residential building, the site coverage shall be measured as the aggregate of all buildings.

Site Coverage: Non-Residential Uses

- 521.34 There are no site coverage limitations for other uses.

Height

- 521.35 The height of any building shall not exceed the designated height for the area in which it is situated as defined and delineated in Supplementary Plan 1 attached to this Schedule and forming part of this Bylaw.

Maximum Horizontal Dimension of Building

- 521.36 Where the height of a residential building exceeds 50 feet (15.24 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 50 feet (15.24 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.

Usable Open Space

521.37 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

521.38 Unless otherwise authorised by the Design Review Panel, apartments, row houses, and townhouses shall have light, air and privacy for all dwelling units, bachelor units and housekeeping units to at least the average level currently in the City.

Outside Uses

521.39 Café or restaurant uses set out in this Schedule may be carried on outside a building to the extent that this is consistent with the achievement of the objectives of the Official Community Plan.

Rooftops

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

Shelters

521.41 Unless otherwise authorised by the Design Review Panel, all retail and personal service uses shall maintain along the full length of the street front of their buildings rain shelters of not less than 6 feet (1.83 metres) in width in the form of a canopy or an indented arcade and wherever these uses are uninterrupted from property to property.

Off-Street Parking

521.42 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw except that: **(BYLAW 6951, 2005; 8184, 2020)**

- a) The requirements of Sections 150.7 to 150.31 shall not apply, but rather:
 - 1) for each *building* containing three or more *dwelling units*, parking shall be provided in accordance with sections 150.7 and 150.8;
 - 2) for all other uses, 1.9 parking spaces shall be provided for each 1,000 square feet (92.90 square metres) of gross floor area of a building.

(BYLAW 7374, 2010)
- b) The requirements of Sections 150.44, 150.45, 150.56, 150.57, 150.58 and 150.59 shall not apply but rather:

- 1) All parking on this site shall be placed under the buildings and concealed from site.
- 2) Whenever any storey or portion of a parking structure extends above grade its exterior appearance shall be integrated with that of the building.

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

a) Size of Parking Spaces

All Off-Street parking spaces shall be a minimum of 18 feet (5.49 metres) in length and 8.5 feet (2.59 metres) in width with a manoeuvring aisle of 22 feet (6.71 metres) and shall have a minimum horizontal clearance to columns or any obstruction within 4 feet (1.22 metres) of either end in the interior of a garage of 8.2 feet (2.50 metres), except that where a side of any space abuts any portion of a fence or structure the minimum width shall be 8.8 feet (2.68 metres).

b) Size of Small Car Spaces

All Off-Street parking spaces for small cars shall be a minimum of 15 feet (4.57 metres) in length and 7.5 feet (2.29 metres), except that where the side of any space abuts any portion of a fence or structure the minimum width shall be 8.5 feet (2.59 metres)

c) Disability Spaces

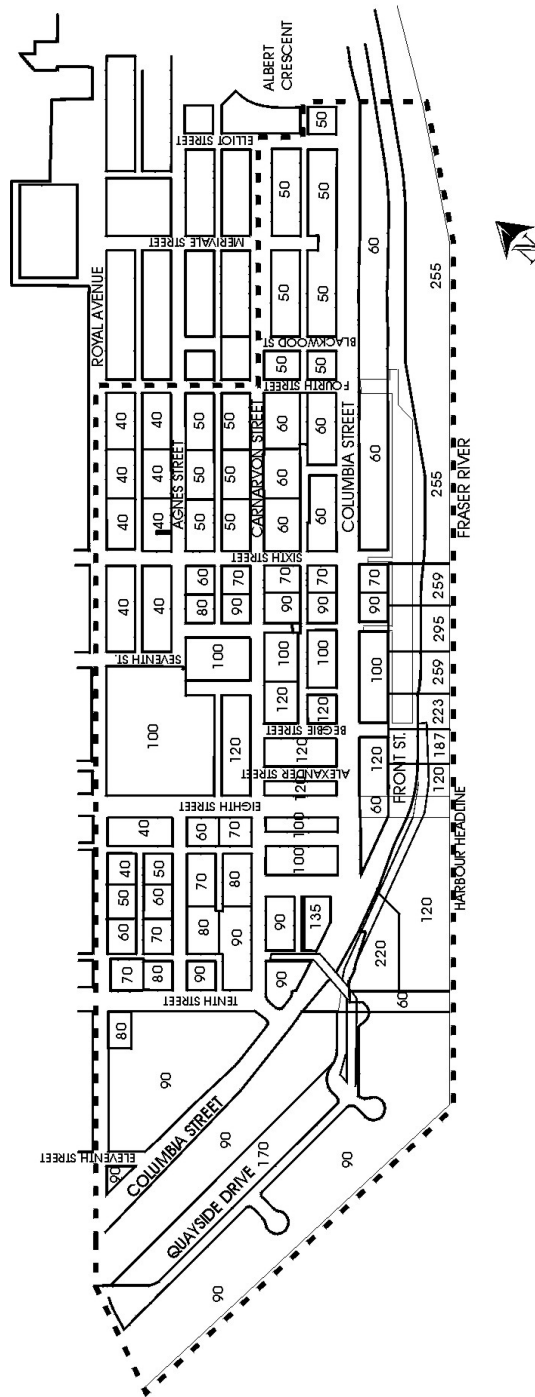
If any development provides more than 50 Off-Street parking spaces, one parking space shall be provided for the use of persons with a physical disability, together with one additional disability space for each additional 100 Off-Street parking spaces required or provided.

Off-Street Loading

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

Supplementary Plan To the (C-4A) Central Business Districts (Restricted) Supplementary Plan 1

Maximum Permitted Building Height
above Average Grade of Site (Measured In Feet)



522. Central Business Districts (Restricted) (C-4B)

522.1 **The intent of this district is to allow an interpretative centre and related facilities.**

Interpretation

522.2 The Design Panel referred to in this Section shall have the composition as set out in the City of New Westminster's Terms of Reference dated May 12, 2008 **(BYLAW 7331, 2009)**

Permitted Uses

522.3 The following uses and no others shall be permitted in the (C-4B) district:

522.4 *Cafés and restaurants, excluding drive-in restaurants and drive-through restaurants;*
(BYLAW 7478, 2011)

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

522.6 *Marinas;* **(BYLAW 7258, 2008)**

522.7 *Museums, art galleries, civic buildings, aquariums, concert halls;*

522.8 *Offices;*

522.9 *Public assembly and entertainment use* **(BYLAW 8287, 2021)**

Front Yard

522.10 No front yard shall be required.

Rear Yard

522.11 No rear yard shall be required.

Side Yard

522.12 No side yard shall be required except that where a building is over 50 feet (15.24 metres) in height, that portion of the building shall be set back from the side property line a distance of no less than 15 feet (4.57 metres) plus fifteen percent (15%) of that portion of the building over 50 feet in height.

Density

522.13 The floor space ratio shall not exceed 1.2.

Site Coverage

522.14 There are no site coverage limitations.

Height

522.15 The height of any building shall not exceed 60 feet (18.29 metres) above datum.

Maximum Horizontal Dimension of the Building

522.16 Where the height of a building exceeds 50 feet (15.24 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 a site or there is more than one shaft to a building, any of which exceed 50 feet (15.24 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.

Outside Uses

522.17 Café or restaurant uses set out in this Schedule may be carried on outside a building to the extent that this is consistent with the achievement of the objectives of the Official Community Plan.

Rooftops

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

Shelters

522.19 Unless otherwise authorised by the Design Review Panel, all retail and personal service uses shall maintain along the full length of the street front of their buildings rain shelters of not less than 6 feet (1.83 metres) in width in the form of a canopy or an indented arcade and wherever these uses are uninterrupted from property to property.

Off-Street Parking

522.20 *Off-Street parking* shall be provided and maintained as a customary incidental accessory use to every building and use of a site as required by and in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw except that:

- a) For all other uses 1.9 parking spaces shall be provided for each 1,000 square feet (92.9 square metres) of gross floor area of a building. **(BYLAW 8184, 2020)**

522.21 The requirements of the Off-Street Parking Regulations section of this Bylaw apply, except that:

- a) an owner may elect to provide some or all of the required parking on another site, provided that:
 - i. Such alternative site is situated not more than 1,500 feet (457.20 metres) distant from the building or use it is intended to serve;
 - ii. The owner of the building or use and the owner of the alternate parking site enter into an agreement satisfactory to the City and a copy of which is filed with the City Clerk;
 - iii. The parking spaces on the alternate site do not serve the Off-Street Parking requirements in the Bylaw for any other property. **(BYLAW 8184, 2020)**

Off-Street Loading

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

523. Central Business Districts (Restricted) (C-4C) (BYLAW 7167, 2007)

523.1 **Intent:** The intent of this district is to allow pedestrian-oriented commercial and institutional uses and residential uses supporting the role of Downtown as a Regional Town Centre

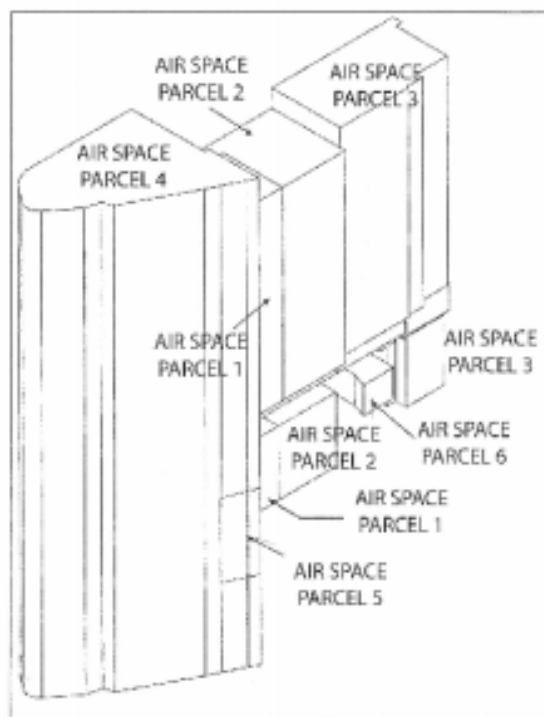
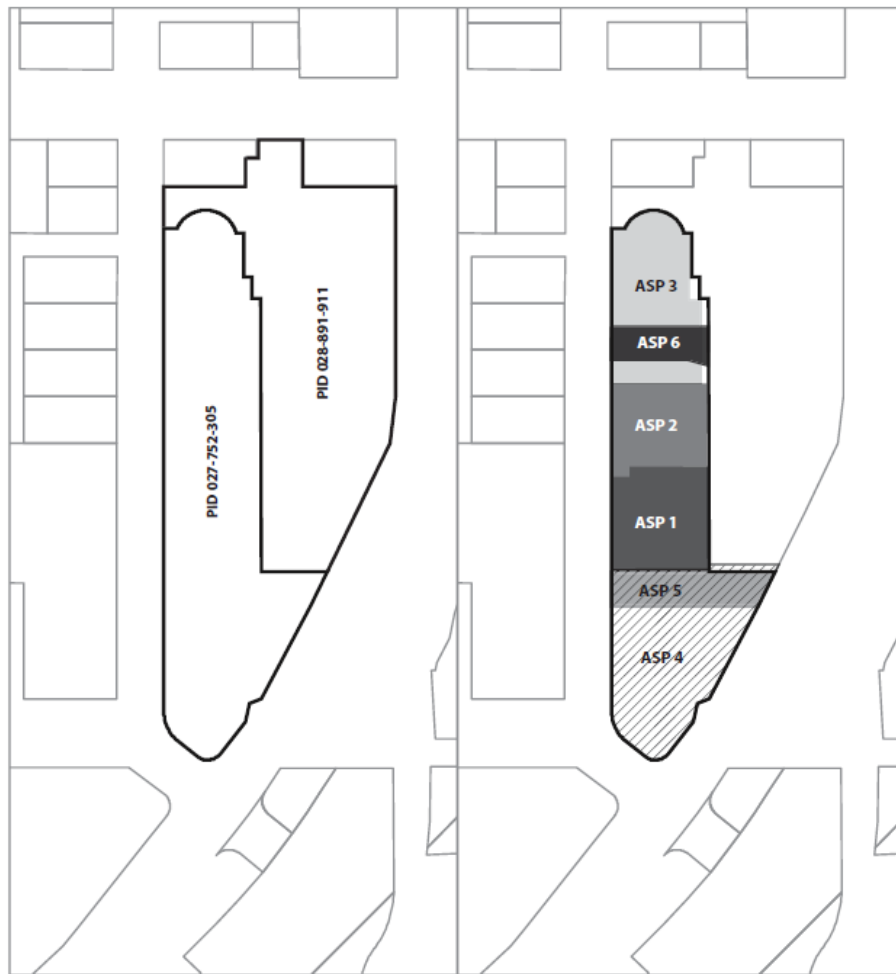
523.2 **Permitted Uses:** The uses permitted in this C-4C Zone are the uses permitted in the C-4 Zone, S.520 and no others.

523.3 **Regulations:** The uses, buildings and structures permitted in this C-4C Zone are subject to all of the regulations in the C-4 Zone S. 520, except Section 520.42 through 520.51 inclusive. **(BYLAW 7183, 2007)**

523.4 **Density:** In this C-4C Zone, for the parcels of land and air space parcels described in the first column of Table A below and whose general locations are indicated in the drawings below the Table, the maximum residential floor space, maximum total floor space, and maximum number of housing units are as specified in the respective columns opposite the description of each parcel, and the figures in the first row of Table A apply to the two parcels of land collectively and not individually. **(BYLAW 7653, 2014)**

Description	Maximum Residential Floor Space	Maximum Total Floor Space	Maximum Number of Housing Units
PIDs 027-752-305 and 028-891-911	0	222,528 sq. ft.	0 units
Air Space Parcel 1 in Air Space Plan BCP39046	207,545 sq. ft.	207,545 sq. ft.	204 units
Air Space Parcel 2 in Air Space Plan BCP39046	203,476 sq. ft.	203,476 sq. ft.	204 units
Air Space Parcel 3 in Air Space Plan BCP39046	246,982 sq. ft.	246,982 sq. ft.	240 units
Air Space Parcel 4 in Air Space Plan BCP39046	213,205 sq. ft.	252,039 sq. ft.	102 units
Air Space Parcel 5 in Air Space Plan BCP39046	0 sq. ft.	0 sq. ft.	0 units
Air Space Parcel 6 in Air Space Plan BCP39046	0 sq. ft.	0 sq. ft.	0 units
Total:	871,208 sq. ft.	1,132,570 sq. ft.	750 units

Table A:



- 523.5 In this C-4C Zone “residential purposes” when qualifying “floor area” includes apartment buildings, multiple dwellings, congregate housing, lodging and boarding houses, and row houses and townhouses and all floor area comprising those use and floor area comprising hallways, other common areas and utility areas serving those uses. **(BYLAW 7183, 2007)**
- 523.6 Notwithstanding Subsections 170.8 and 170.10, for the purposes of calculating non-residential floor space and off-street parking and loading requirements for non-residential use, the two parcels described in the first row of Table A in Section 523.4 shall be considered as one parcel. **(BYLAW 7653, 2014)**

529. Queensborough Destination Casino Comprehensive Development Districts (C-CD-1) (BYLAW 6921, 2004)

529.1 The intent of this district is to allow a destination casino, hotel, and ancillary facilities.

Permitted Uses

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

529.3 *Business and Professional Offices in conjunction with a hotel or destination casino;*

529.4 *Cafés and restaurants, excluding drive-in restaurants and drive-through restaurants;*
(BYLAW 7478, 2011)

529.5 *Destination Casino – Queensborough;*

529.6 *Hotels;*

529.7 *Housing units;*

529.8 *Child care in a portion of a hotel or residential building;*

529.9 *Deleted;* (BYLAW 7273, 2008)

529.10 *Deleted;* (BYLAW 7273, 2008)

529.11 *Deleted;* (BYLAW 7273, 2008)

529.12 *Places of public assembly and entertainment in conjunction with a hotel or destination casino;*
(BYLAW 8287, 2021)

529.13 *Retail and personal service establishments in conjunction with a hotel or destination casino;*

Height

529.14 The height of a building for a hotel or residential use shall not exceed 15 storeys nor 150 feet (45.72 metres), whichever is less. For the purposes of this bylaw, the height shall be measured from either the site datum, or the top of any parking structure that provides off-street parking exclusively for the hotel or residential use.

529.15 The height of all other buildings shall not exceed 75 feet (22.86 metres), measured from the site datum.

Site Coverage

529.16 Buildings for a Destination Casino - Queensborough, Hotel, or Residential use or any use ancillary to these uses, except for parking structures, shall not cover more than fifteen percent (15%) of the site area.

529.17 Buildings and structures used exclusively for the provision of off-street parking shall not cover more than fifteen percent (15%) of the site area.

Density

529.18 The number of hotel rooms and dwelling units shall in total not exceed 400.

Siting of Buildings and Structures for a Destination Casino - Queensborough

529.19 A building or structure designed for a Destination Casino shall be located within the area outlined on Supplemental Plan 1

Floor Space

529.20 The total amount of floor space constructed for a Destination Casino - Queensborough shall not exceed 150,000 square feet.

529.21 The total amount of floor space constructed for public assembly and entertainment uses in conjunction with a casino shall not exceed 50,000 square feet. **(BYLAW 8287, 2021)**

529.22 The total amount of floor space constructed for a hotel or residential use, retail and personal service establishments and business and professional offices in conjunction with a hotel shall not exceed 340,000 square feet.

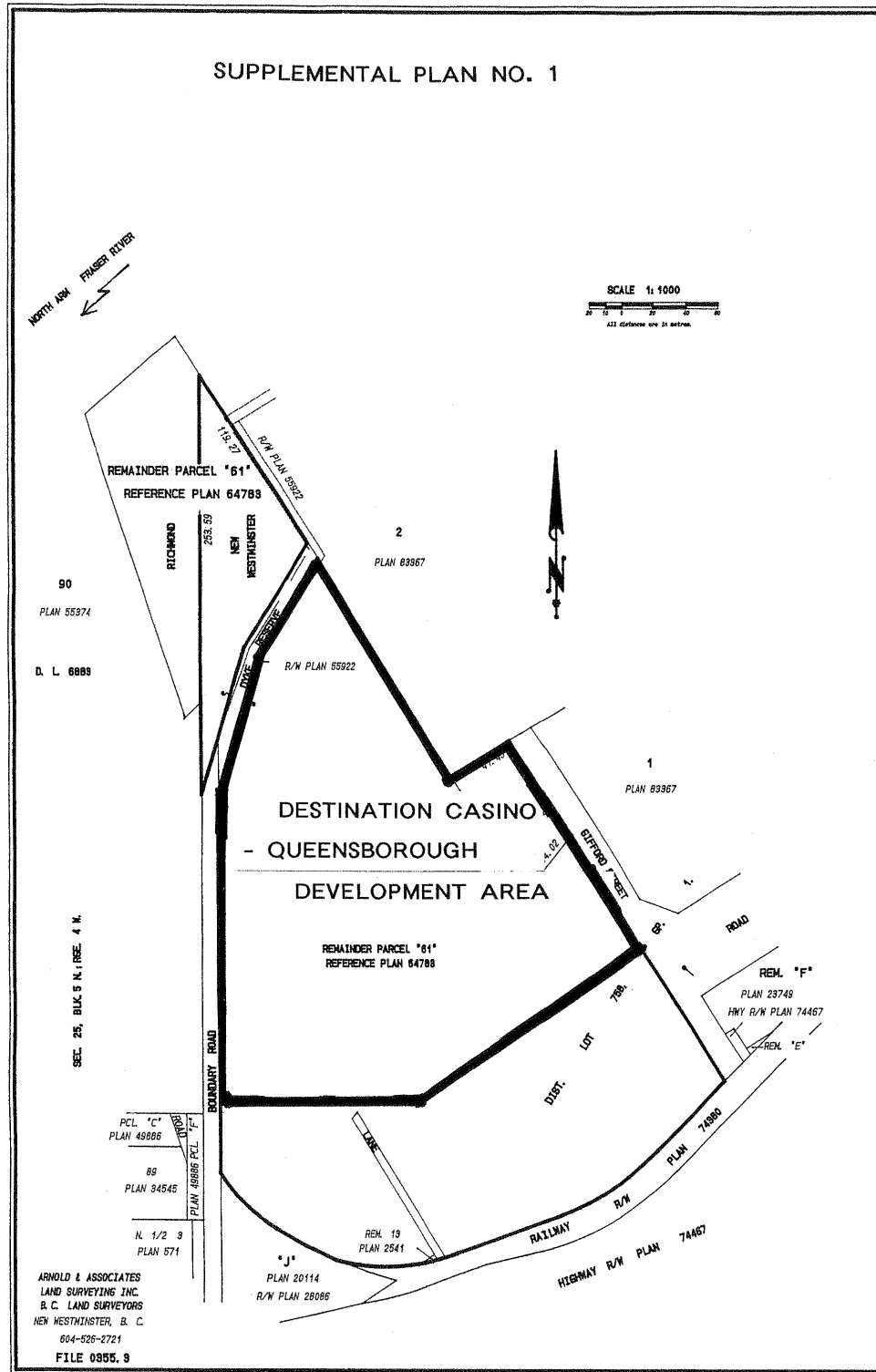
Off-Street Parking

529.23 *Off-Street parking* shall be provided and maintained as a customary incidental accessory use to every building and use of a site as required by and in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw except that:

(BYLAW 8184, 2020)

- a) one parking space shall be provided for each 110.0 square feet (10.2 square metres) of gross floor area for the Destination Casino - Queensborough use.
- b) parking space shall be provided for each 9.3 square metres (100 sq. ft.) of gross floor space for cafés and restaurants, retail and personal service establishments, and areas of public assembly and entertainment in conjunction with a destination casino
(BYLAW 8287, 2021)
- c) one parking space shall be provided for each hotel room or dwelling unit.
- d) one parking space shall be provided for each 27.9 square metres (300 square feet) of gross floor space for retail and personal service establishments, business and professional offices, and areas of public assembly and entertainment in conjunction with a hotel
(BYLAW 8287, 2021)

Supplemental Plan No 1 to Queensborough Destination Casino Comprehensive Development Districts (C-CD-1)



531. Community Commercial Districts (Restricted) (C-5)

531.1 **The intent of this district is to allow pedestrian-oriented commercial and residential uses, including hotels and charitable casinos.**

531.2 The Design Panel referred to in this Section shall have the composition as set out in the City of New Westminster's Terms of Reference dated May 12, 2008 **(BYLAW 7331, 2009)**

Permitted Uses

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

531.4 *Child care in a non-residential building or portion of a non-residential building*

531.5 *Home based businesses*

531.6 *Hotels*

531.7 *Housing units contained in a building not less than four storeys in height*

531.8 *Libraries*

531.9 *Office buildings containing business and professional offices*

531.10 *Public assembly and entertainment uses ;*
(BYLAW 7273, 2008; 8287, 2021)

531.11 *Uses customarily incidental to any of the above uses such as personal service establishments including coffee shops and restaurants where these uses occupy no more than fifty percent (50%) of the ground floor*

531.12 *Accessory buildings and uses*

Front Yard

531.13 No front yard shall be required.

Front Setback

531.14 The portion of any building over 30 feet (9.14 metres) in height shall be set back from the centre line of the fronting street a distance of not less than thirty percent (30%) of the height of that portion of the building over 30 feet (9.14 metres).

Rear Yard

531.15 No rear yard shall be required.

Rear Setback

531.16 The portion of any building over 30 feet (9.14 metres) in height shall be set back from the rear property line or the centre line of a lane or street parallel to and abutting the rear

property line a distance of not less than thirty percent (30%) of the height of that portion of the building over 30 feet (9.14 metres) in height.

Side Yards

531.17 No side yard shall be required except that:

- a) where a site abuts a lot in an (R) District or is separated therefrom by a street or lane, a side yard shall be provided of a width of not less than forty percent (40%) of the height of the building up to a height of 40 feet (12.19 metres) plus twenty percent (20%) of the height of that portion of the building over 40 feet (12.19 metres) in height;
- b) if a side yard be provided where not required by the provisions of this Bylaw, such side yard shall be not less than 10 feet (3.05 metres) in width.

Side Setback

531.18 The portion of any building over 30 feet (9.14 metres) in height shall be set back from the side property line or centre line of a street or lane parallel to and abutting the side property line a distance of not less than thirty percent (30%) of the height of that portion of the building over 30 feet (9.14 metres) in height.

Floor Space Ratio

531.19 The total floor space ratio on any site shall not exceed a factor of 5.2 provided that the floor space ratio of all those portions of any building or buildings used for residential purposes shall not exceed a factor of 3.0.

Off-Street Parking

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

- a) for residential purposes, 1.5 parking spaces shall be provided for each housing unit;
- b) for housing accommodation in hotels, one parking space shall be provided for each rental unit; and
- c) for all other uses, one parking space shall be provided for each 500 square feet (46.45 square metres) of gross floor area of a building.

Off-Street Loading

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

Usable Open Space

531.22 In buildings containing more than 10 housing units, usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

532. Central Business Districts (Restricted) (C-6)

532.1 **The intent of this district is to allow pedestrian-oriented commercial and residential uses arranged to reflect the proximity of the adjoining residential single detached area.**

Permitted Uses

532.2 The following uses and no others shall be permitted in the (C-6) district:

532.3 *Banks;*

532.4 *Business and professional offices;*

532.5 *Cafés and restaurants, excluding drive-in restaurants and drive-through restaurants;*
(BYLAW 7478, 2011)

532.6 *Child care in a non-residential building or portion of a non-residential building;*

532.7 *Clubs and lodges;*

532.8 *Commercial schools;*

532.9 *Drapery and furniture upholstery shops of not more than 3,000 square feet (278.70 square metres) in gross floor area;*

532.10 *Deleted;* **(BYLAW 8172, 2020)**

532.11 *Home based businesses;*

532.12 *Hotels;*

532.13 *Housing units;*

532.14 *Libraries;*

532.15 *Personal service establishments being barber shops, beauty parlours, dry cleaning establishments, electrical appliance repair shops, optical or watch repair shops, florist shops, laundrettes (automatic self-service only), shoe repair shops, tailor or dressmaker shops;*

532.16 *Printing, publishing and bookbinding, blue printing and photostating, lithographing, engraving, stereotyping and other reproduction processes;*

532.17 *Public assembly and entertainment uses;*

532.18 *Retail stores;* **(BYLAW 6691 ,2005)**

532.19 *Studios (artist, display, radio, recording);*

532.20 *Accessory buildings and uses;*

Front Yard

532.21 No front yard shall be required.

Front Setback

532.22 The portion of any building over 30 feet (9.14 metres) in height shall be set back from the centre line of the fronting street a distance of not less than forty percent (40%) of the height of that portion of the building over 30 feet (9.14 metres) in height.

Rear Yard

532.23 No rear yard shall be required.

Rear Setback

532.24 The portion of any building over 30 feet (9.14 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 30 feet (9.14 metres) in height except when the rear property line bounds a (C-3) District where the minimum setback shall not be less than twenty percent (20%) of that portion of the building over 30 feet (9.14 metres) in height.

Side Yard

532.25 No side yard shall be required.

532.26 If a side yard be provided where not required by the provisions of this Bylaw, such side yard shall be not less than 10 feet (3.05 metres) in width.

Side Setback

532.27 The portion of any building over 30 feet (9.14 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 a distance of not less than forty percent (40%) of the height of that portion of the building over 30 feet (9.14 metres) in height except when the side property line bounds a (C-3) District where the minimum setback shall not be less than twenty percent (20%) of that portion of the building over 30 feet (9.14 metres) in height.

Height and Siting of Buildings

532.28 No building or structure shall be erected nor any commercial use made of the area designated and delineated as 'Building Setback' on Site Plan 1, appearing as Appendix B, attached to and forming part of this Bylaw. Except for points of ingress and egress, the 'Building Setback' shall be improved and maintained as a fully landscaped area.

532.29 No building or structure used for commercial purposes shall have commercial frontage facing the area designated and delineated as 'Building Setback' on Site Plan 1.

532.30 No building or structure shall be more than 30 feet (9.14 metres) or two storeys in height, whichever is the lesser, within the area designated and delineated as 'Two Storey Siting Area' on Site Plan 1.

- 532.31 No building or structure shall be more than 150 feet (45.72 metres) or 14 storeys in height, whichever is the lesser, within the area designated and delineated as 'Fourteen Storey Siting Area' on Site Plan 1.

Distance between Buildings or Portion of Buildings on the Same Site

- 532.32 Where there is more than one principal building on a 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 or 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

- 532.33 All principal buildings, in total, shall not cover more than sixty percent (60%) of the site area above grade level and the building setback described in the Height and Siting of Buildings Subsection, clause 532.28 shall form part of the open site area.

Floor Space Ratio

- 532.34 The total floor space ratio on any site shall not exceed a floor space ratio of 5.2, provided that the floor space ratio of all those portions of any building or buildings used for residential purposes shall not exceed a factor of 2.2.

Locked-in Lot

- 532.35 No building or structure designed for other than the uses conforming to any of the following list of buildings is permitted on a site which adjoins a site of less than 140 feet (12.19 metres) in depth and width, which is vacant or occupied by a single detached dwelling or a duplex.

Off-Street Parking

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

Off-Street Loading

- 532.37 Off-Street loading shall be provided and be maintained as required by and in accordance with the provisions of Section 160 of this Bylaw.
- 532.38 No loading or unloading is permitted between the hours of 9:00 p.m. and 7:00 a.m. of the following day except behind closed doors in a completely enclosed building.

Usable Open Space

- 532.39 In buildings containing more than ten housing units, usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

533. Commercial Hotel Districts (C-7)

533.1 The intent of this district is to allow hotel uses.

Permitted Uses

533.2 The following uses and no others shall be permitted in the (C-7) district:

533.3 *Hotels*

533.4 *Child care in a non-residential building or portion of a non-residential building*

533.5 *Places of public assembly and entertainment in conjunction with a hotel*
(BYLAW 8287, 2021)

533.6 *Retail and personal service establishments in conjunction with a hotel*

533.7 *Accessory buildings and uses*

Height

533.8 The height of a building shall not exceed 15 storeys nor 150 feet (45.72 metres), whichever is less.

Yards

533.9 Yards shall be provided of not less than 40 feet (12.19 metres) from any property line.

Setbacks

533.10 The portion of any building over 30 feet (9.14 metres) in height shall be set back from property lines a distance of not less than forty percent (40%) of the height of that portion of the building over 30 feet (9.14 metres) in height.

Site Coverage

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

Floor Space Ratio

533.12 The floor space ratio shall not exceed a factor of 1.20.

Off-Street Parking

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

Off-Street Loading

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

540. Columbia Street Historic Comprehensive Development Districts (C-8)

540.1 The intent of this district is to allow a mix of pedestrian-oriented commercial, institutional and residential uses supporting the role of Columbia Street as a Historic District.

Interpretation

540.2 The Design Panel referred to in this Section shall have the composition as set out in the City of New Westminster's Terms of Reference dated May 12, 2008 **(BYLAW 7331, 2009)**

Permitted Uses

540.3 The following uses and no others shall be permitted in the (C-8) district:

540.3.1 *Animal Grooming and Daycare Facilities;* **(BYLAW 7058, 2005)**

541.3.2 *Animal Hospitals and Veterinary Clinics;* **(BYLAW 7058, 2005)**

540.4 *Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores;*

540.5 *Deleted;* **(BYLAW 7697, 2014)**

540.6 *Business and professional offices;*

540.7 *Cafés and restaurants, excluding drive-in restaurants and drive-through restaurants;* **(BYLAW 7478, 2011)**

540.8 *Child care;*

540.9 *Clothing and garment design and fabrication;*

540.10 *Clubs and lodges;*

540.11 *Commercial schools and self improvement schools;*

540.12 *Congregate care, assisted living for seniors;*

540.12.1 *Cottage breweries in accordance with 170.17 of this Bylaw;* **(BYLAW 6725, 2002)**

540.13 *Fitness and weight reduction centres;*

540.14 *High technology offices such as software development and internet services;*

540.15 *Home-based businesses;*

540.16 *Hotels;*

- 540.16.1 *Housing units contained in the same building with and additional to any of the permitted non-residential uses provided that no portion of the building above the second floor level or the parking deck level whichever is the higher shall be used for non-residential purposes;*
(B/L 7697, 2014)
- 540.17 *Jewellery design and fabrication;*
- 540.18 *Live/work studios;*
- 540.19 *Museums, libraries, concert halls;*
- 540.20 *Personal service establishments;*
- 540.21 *Private schools;*
- 540.22 *Public assembly and entertainment uses;*
- 540.23 *Radio and television stations and studios, film studios, recording studios;*
- 540.24 *Retail stores;* (BYLAW 6991, 2005)
- 540.25 *Deleted;* (BYLAW 7697, 2014)
- 540.26 *Senior government, regional and municipal departments and offices;*
- 540.27 *Student housing;*

Front Yard

- 540.28 No front yard shall be required.

Rear Yard

- 540.29 No rear yard shall be required.

Side Yard

- 540.30 No side yard shall be required.

Floor Space Ratio

- 540.31 The floor space ratio for all purposes shall not exceed 5.2, and provided that the ground floor facing Columbia Street is in non-residential use, part or all of the remainder may be used for residential purposes according to the density allowed by the Density Subsection of this Schedule.

Density

Maximum Density without Bonuses:

- 540.32 The maximum density permitted shall not exceed a floor space ratio of 1.2 for residential purposes.

Facade Improvement in Accordance with Design Guidelines:

- 540.33 Where the property owner provides an exterior facade which conforms to the City of New Westminster guidelines for heritage appearance, the floor space ratio for residential purposes may be increased by 0.5.
- 540.34 A provision of this amenity and an increase in the density shall only be allowed if:
- a) the exterior work has been approved by the City of New Westminster in all respects;
 - b) an agreement between the City and the owner of the property is registered on the title to the land;
 - c) the agreement shall stipulate:
 - 1) the exterior work;
 - 2) the schedule of construction;
 - 3) duty to repair and maintain;
 - 4) replacement of the exterior facade in case of destruction before the life of the housing units has expired;
 - 5) penalties for non-compliance.

Seismic Requirements:

- 540.35 Where a property provides an upgrading of the building to meet seismic requirements to the Building Bylaw, as amended or replaced from time to time, the floor space ratio for residential purposes may be increased by 1.0.

Public Open Space:

- 540.36 Where a property provides public open space, which is located at grade and is acceptable to the City of New Westminster, the floor space ratio for residential purposes may be increased by 0.5 for each 4,000 square feet (371.6 square metres) of public open space.
- 540.37 A provision of this amenity and an increase in density shall only be allowed if:
- a) the proposed work has been approved by the City of New Westminster in all respects;
 - b) an agreement between the City and the owner of the property is registered on the title to the land;
 - c) the agreement shall stipulate:
 - 1) the exterior work;
 - 2) the schedule of construction;
 - 3) duty to replace and maintain;

- 4) replacement of the public open space in case of destruction before the life of the housing units has expired;
- 5) penalties for non compliance.

Facade Improvement in Accordance with Design Guidelines and Seismic Upgrading and Public Open Space

540.38 Where a property provides:

- a) a facade improvement in accordance with design guidelines;
- b) seismic upgrading;
- c) securing of public open space, of a minimum size of 4,000 square feet (371.6 square metres), the floor space ratio for residential purposes may be increased to 5.0.

Density: Residential Uses

540.39 A donor property in accordance with the density transfer system outlined in Section 170.16 of this Bylaw may deposit its unused residential density expressed in floor space or housing units to the density bank for use by a recipient property.

540.40 A recipient property, in accordance with the density transfer system outlined in Section 170.16 of this Bylaw may withdraw density and add to the maximum density of a site, as described in a) to f) of that subsection, by an amount not to exceed either a floor space ratio of 1.0 or a gross residential density of 50 units per acre (123.55 units per hectare), by making a withdrawal of density from the density bank. **(BYLAW 8436, 2024)**

540.40.01 Where two or more lots are contiguous to each other along an interior property line and one lot is a donor site and another is a recipient site, the donor site may withdraw density from the density bank and receive the whole of the unused density from the recipient site, regardless of whether the FSR or housing units per acre for the recipient site is exceeded, provided that the floor space ratio for the lots taken as a combined whole, involved in the transfer, does not exceed 5.2 after the completion of the transfer. Where a recipient site uses this subsection for the purpose of calculating density, it may not receive density from any other donor site or sites that are not contiguous to the recipient site. **(BYLAW 7117, 2006)**

540.40.02 Where a transfer of density occurs within the Columbia Street Historic Comprehensive Development Districts (C-8), the recipient site may use all available density from both its own site and the donor site for residential purposes, excepting the ground floor which shall be occupied for commercial uses and the limitation on units per acre in Section 540.40 does not apply. **(BYLAW 7117, 2006)**

Exterior Use of Brick

540.40.1 Where a property provides:

- a) at least one housing unit
- b) a façade improvement incorporating a brick exterior to the extent of at least 50 percent of the exterior horizontal surface of the building;
- c) the façade improvement is approved by the Design Review Panel;

d) the design and maintenance of the exterior is guaranteed by a covenant the floor space ratio for the building may be increased by 0.25 notwithstanding 540.31.

(B/L 6724, 2002)

Site Coverage

540.41 There are no site coverage limitations.

Height

540.42 The height of any building shall not exceed the designated height for the area in which it is situated as defined and delineated in Supplementary Plan 1, attached to this Section and forming part of this Bylaw.

Usable Open Space

540.43 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

540.44 Apartments, row houses, and townhouses shall have light, air and privacy for all dwelling units, bachelor units and housekeeping units to at least the average level currently in the City.

Outside Uses

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

Rooftops

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

Rain Shelters

540.47 All retail and personal service uses shall maintain along the full length of the street frontage of their buildings rain shelters of not less than 6 feet (1.83 metres) in width in the form of a canopy or an indented arcade and wherever these uses are on adjoining properties, the rain shelter shall be uninterrupted from property to property.

Off-Street Parking

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

- a) for residential purposes, 1.0 parking spaces shall be provided for each dwelling unit, bachelor unit or housekeeping unit; and

- b) for all other uses 1.0 parking spaces shall be provided for each 1,000 square feet (92.9 square metres) of gross floor area of a building;
- c) for congregate housing in areas described and delineated in Supplementary Plan 2 attached to this Section and forming part of this Bylaw the following Off-Street parking spaces shall be provided:
 - 1) one parking space for each five bachelor units or portion thereof;
 - 2) two parking spaces for each five one-bedroom units or portion thereof.
- d) notwithstanding a) or b) above, 0.5 spaces for each hotel unit.
(BYLAW 6723, 2002)
- e) for an *elderly citizens home off-street parking* may be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw provided that the owners enter into a Housing Agreement with the City specifying the purpose, density and duration of the occupancy.
(BYLAW 6744, 2002; 8184, 2020)

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

- 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 parking 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.

540.50 Those properties that have contributed to the capital cost of the Front Street Parking Ramp are exempted from the Off-Street parking requirements of this Bylaw by an amount equal to the number of Off-Street parking spaces specified by Appendix D and subject to the following conditions:

- a) said parking credit shall be used only once to offset the requirements of this Bylaw;
- b) all parking credits shall be extinguished upon the demolition of the existing Front Street parking ramp;
- c) the parking credits for 425-435 Columbia Street and 615-625 Columbia Street shall be deemed to have been used;
- d) the parking credits may not be transferred from property to property.

Off-Street Loading

540.51 Off-Street loading shall be provided and maintained as required by and in accordance with the provisions of Section 160 of this Bylaw, except that the requirements of Section 160 shall not apply to sites fronting:

- a) Columbia Street between Fourth and Eighth Streets;
- b) the north side of Agnes Street from Seventh Street easterly for 198 feet (60.35 metres);
- c) the south side of Carnarvon Street between Begbie Street and Lorne Street.

540.51.1 Notwithstanding 540.43 to 540.49, the following buildings, listed on the New Westminster Heritage Registry, shall be allowed residential uses to the extent described as follows in addition to any base density provided that the total does not exceed the total floor space ratio allowed in this district:

- d) 401 Columbia Street – floors two and three
- e) 415 Columbia Street – floors two, three and four
- f) 511 Columbia Street – floor two
- g) 535 Front Street – floor two
- h) 554 Columbia Street – floor two
- i) 28 Sixth Street – floors two, three and four
- j) 600 Columbia Street – floors four, five and six
- k) 716 Columbia Street – floors two, three and four
- l) 660 Columbia Street – floors two and three
- m) 738 Columbia Street – floors two and three

and such housing may be provided according to the standards for minimum size of dwelling units and bachelor units contained in this Bylaw.

This provision is effective only for the length of the life of the building listed on the Heritage Registry and terminates on the demolition of the existing listed building.

(BYLAW 6722, 2001)

Heritage Revitalization Agreements

540.52 An owner of property in this District listed in the Community Heritage Registrar may apply to the City of New Westminster for a Heritage Revitalization Agreement.

Rezoning

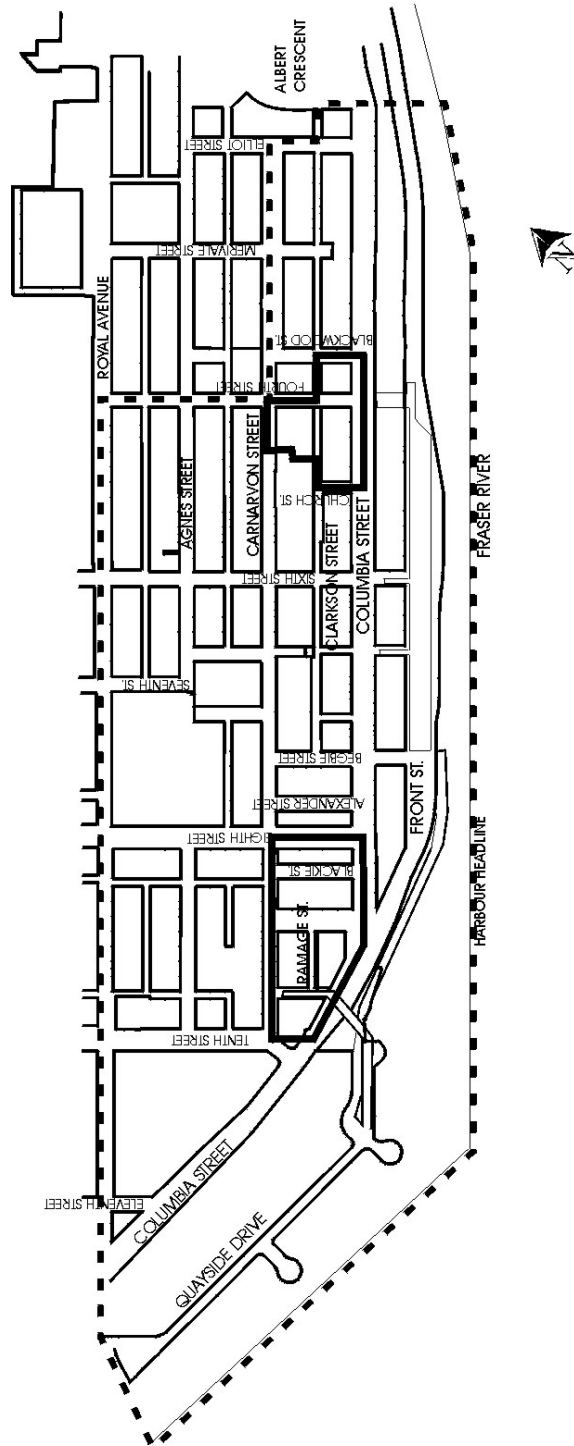
540.53 The City Council will consider rezonings of property in this district in order to implement a specific comprehensive development plan. Every applicant for a comprehensive development plan shall submit the following:

- a) a site plan or plans;
- b) architectural drawings for the proposed buildings;
- c) colour renderings or scale model;
- d) landscape drawings;

- e) drawings of all signs;
- f) information on all uses;
- g) drawings of all infrastructure.

Supplementary Plan To the (C-8) Columbia Street Historic Comprehensive Development Districts Supplementary Plan 2

Area (indicated by bold line) within Which Parking Standard
of 0.4 Spaces per Congregate Housing Unit is Permitted



543. Large Format Commercial Districts (C-10)
(BYLAW 6729, 2002)

543.1 **The purpose of this district is to allow Large Format Retail Development and associated office and business park uses.**

Permitted Uses

- 543.1.1 *Accessory Recycling Return Centre, in Accordance with section 170.14 of this Bylaw;*
(BYLAW 7308, 2009)
- 543.2 *Animal Grooming and Daycare Facilities* **(BYLAW 7058, 2005)**
- 543.3 *Animal Hospitals and Veterinary Clinics* **(BYLAW 7058, 2005)**
- 543.4 *Automobile repair* **(BYLAW 7827, 2016)**
- 543.5 *Banks*
- 543.6 *Deleted;* **(BYLAW 7308, 2009)**
- 543.7 *Business and professional offices;*
- 543.8 *Cafes and restaurants;*
- 543.9 *Child care;*
- 543.10 *Factory Outlets;*
- 543.11 *Garden Centres;*
- 543.12 *Health service and fitness centres;*
- 543.13 *Laboratories;*
- 543.14 *Lumber sales in a retail store with a commercial area greater than 40,000 square feet (3,716.0 square metres);*
- 543.15 *Museums;*
- 543.16 *Deleted;* **(BYLAW 7273, 2008)**
- 543.17 *Office buildings;*
- 543.18 *Personal service establishments;*
- 543.19 *Public assembly and entertainment uses;* **(BYLAW 8286, 2021)**
- 543.20 *Public transportation depots;*
- 543.21 *Public utilities;*

- 543.22 *Printing, publishing and bookbinding, blue printing and photostatting, lithographing, engraving, stereotyping, and other reproduction services;*
- 543.23 *deleted;* **(BYLAW 8453, 2024)**
- 543.24 *Retail Liquor Store, defined for the purposes of this schedule as a Retail Store of not more than 3,000 gross square feet (278.7 square metres) of retail floor space (excluding space for refrigeration, offices and washrooms) which is owned by but not necessarily contiguous to a Licensed Liquor Primary establishment and which sells alcoholic beverages, snacks and liquor related items directly to the public until no later than 11:00 p.m. or before 9:00 am and which does not permit consumption of alcoholic beverages on the premises.*
(BYLAW 7023, 2005)
- 543.25 *Retail stores, excluding the sale of used goods;*
- 543.26 *Retail sale of new automobile parts and accessories;*
- 543.26.1 *Self-Improvement School;* **(BYLAW 8214, 2020)**
- 543.27 *Studios for artists, filming, or audio recording;*
- 543.28 *Deleted;* **(BYLAW 7058, 2005)**
- 543.29 *Video stores;*
- 543.30 *Wholesaling;*
- 543.31 *Accessory buildings and uses;*

Front Yard

- 543.32 A front yard shall be provided of not less than fifty percent (50%) of the height of the building in depth.

Rear Yard

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

Side Yard

- 543.34 A side yard shall be provided of not less than 25 feet (7.62 metres) in depth.

Height

- 543.35 The height of a building shall not exceed:
- a) Where the site coverage of a building is less than or equal to 20,000 square feet (1,858.0 square meters) and:
 - (1) the building is greater than two storeys, then the height of a building shall not exceed 50 feet (15.24 metres) to a maximum of four storeys;

- (2) the building is two stories or less, then the height of a flat roof building shall not exceed 10 feet (3.05 metres);
 - (3) the building is two stories or less then the height to mid point of a sloped roof shall not exceed 40 feet (12.20 metres).
- b) Where the site coverage of the building is greater than 20,000 square feet (1,858.0 square metres), the height of a building may not exceed 40 feet (12.20 metres) nor two stories.

Density

543.36 Despite Section 120.71, for the purposes of this Schedule, floor space ratio means, the numerical factor determined by measuring the horizontal cross sectional area of all buildings measured to the outside of the outer walls of the building at each floor level, excepting any area used for a community amenity, child day care, transportation depot or community police office and dividing this by the site area.

543.37 The maximum floor space ratio shall not exceed a factor of 1.0

Off-Street Parking

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

Off-Street Loading

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

550. Service Districts (CS-1)

550.1 **The intent of this district is to allow commercial service uses.**

Permitted Uses

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

550.2.1 *Ambulance Headquarters;* **(BYLAW 8225, 2020)**

550.3 *Animal grooming and Daycare Facilities;* **(BYLAW 7058, 2005)**

550.4 *Auction rooms;*

550.5 *Banks;*

550.6 *Boat and trailer showrooms, sales and rentals;*

550.7 *Cafés and restaurants;*

550.8 *Car washing establishments;*

550.9 *Clubs and lodges;*

550.10 *Commercial nurseries (retail only);*

550.11 *Delivery and express facilities;*

550.12 *Drive-in businesses;*

550.13 *Frozen food lockers;*

550.14 *Funeral parlours;*

550.15 *Grocery stores not exceeding 3,000 square feet (278.70 square metres) in gross floor area;*

550.16 *Deleted;* **(BYLAW 8172, 2020)**

550.17 *Hotels;*

550.18 *Laboratories, scientific and research;*

550.19 *Music school at 209 Columbia Street East;* **(BYLAW 7103, 2006)**

550.20 *Office buildings, storage buildings and storage yards for building, electrical, heating, ventilating and air conditioning, painting, plumbing, refrigeration, roofing, septic tank and sign trade contractors;*

550.21 *Personal service establishments of not more than 3,000 square feet (278.70 square metres) in gross floor area including barber shops, beauty parlours, dressmaking shops, dry cleaning establishments, electrical appliance repair shops, laundrettes, locksmith shops, optical or watch repair shops, shoe repair shops, upholstering and similar uses;*

- 550.22 *Printing, publishing and bookbinding, blue printing and photostatting, lithographing, engraving, stereotyping and other reproduction processes;*
- 550.23 *Public assembly and entertainment uses;* **(BYLAW 7273, 2008, 8287, 2021)**
- 550.24 *Public transportation depots;*
- 550.25 *Retail building supply establishments;*
- 550.26 *Retail Liquor Store in Conjunction with a hotel and a licensed liquor primary establishment;* **(BYLAW 7008, 2005)**
- 550.27 *Retail sale, rental and repair of tools and small equipment such as chain saws, hand and edge tools, lawn mowers, motor bikes, rototillers and outboard motors;*
- 550.28 *Sales, rental, servicing and repairing of new or used automobiles, parts and accessories, but excludes automobile wrecking or storage of damaged vehicles;* **(BYLAW 8436, 2024)**
- 550.29 *Second hand stores and reconditioned goods stores;*
- 550.30 *Studios (artist, display, radio, recording);*
- 550.31 *Taxi offices;*
- 550.32 *The assembly and finishing of business and office equipment, electronic instruments, household appliances, radio and television appliances or equipment, and small electrical equipment including lighting fixtures, record players, wiring equipment, x-ray apparatus and similar equipment;*
- 550.33 *Trade schools;*
- 550.34 *Truck and trailer sales and rental lots;*
- 550.35 *Accessory buildings and uses;*

Front Yard

- 550.36 No front yard shall be required.

Rear Yard

- 550.37 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).

Side Yards

- 550.38 No side yard shall be required except that:
- a) where a lot abuts a lot in an (R) District or is separated therefrom by a street or lane, a side yard shall be provided of not less than 10 feet (3.05 metres) in width;

- b) if a side yard be provided where not required by the provisions of this Bylaw, such side yard shall be not less than 10 feet (3.05 metres) in width.

Height

550.39 The height of a building shall not exceed 30 feet (9.14 metres) nor two storeys.

Off-Street Parking

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

Off-Street Loading

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



Service Station Districts (CS-2)

551. Service Station Districts (CS-2) (BYLAW 8225, 2020)

551 .1 The intent of this district is to allow for automobile oriented services and other uses which may require larger sites and involve increased outdoor activity and noise.

Permitted Principal and Accessory Use

551 .2 The following principal and accessory uses are permitted in the CS-2 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 Regulation
Automobile, Truck, Motorcycle and Boat Re-fuelling, Re-charging, Repair, Service, Inspection and Cleaning.	✓

Permitted Accessory Uses	Use Specific Regulation
Retail stores	✓
Cafes and restaurants	✓

Conditions of Use

551 .3 Re-fuelling, Re-charging, Repair, Service, Inspection and Cleaning includes minor running repairs but excludes any repair of heavy vehicles or machinery, or automobile wrecking or storage of damaged vehicles.

551 .4 Repair, Service, Inspection and Cleaning uses must be fully enclosed within a building and no uses related to these function are permitted on open sites

551 .5 Retail stores:

- (a) shall not include the sale of used goods; and
- (b) must be fully enclosed with a building, excluding a maximum of 9.2 square meters (100 sq. ft.) of exterior product display area.



Service Station Districts (CS-2)

- 551 .6 Cafes and restaurants:
- (a) shall not include drive-in and drive-through restaurants;
 - (b) are limited to 140 square metres (1,500 sq. f.t) in floor area, excluding any uncovered areas for outdoor dining;
 - (c) may include an exterior pedestrian pick-up window or counter to serve an outdoor dining area; and
 - (d) are permitted on the ground or upper floor of the principal building;

Site Area

551 .7 A site area shall be at least 929 square metres (10,000 square feet).

Principal Building Envelope

551 .8 All principal buildings and structures shall be sized and sited according to the following:

Regulation	Requirement
Maximum Height	9.15 metres (30 feet) and two storeys.
Site Coverage	All principal and accessory buildings, in total, shall not cover more than forty percent (40%) of the site area above grade level.
Minimum Front Setback	No front setback required.
Minimum Side Setback	No side setback required unless: <ul style="list-style-type: none"> (a) the side setback abuts a lot used exclusively for residential purposes, then the side setback must not be less than 3.05 metres (10 feet).
Minimum Rear Setback	3.05 metres (10 feet), unless: <ul style="list-style-type: none"> (a) the rear setback abuts a lot used for residential purposes, then the rear setback must not be less than 20% of the depth of the lot, but need not exceed 7.62 metres (25



Service Station Districts (CS-2)

	feet).
Pump Islands	All pump islands shall be set back not less than 4.57 metres (15 feet) from property lines and landscape setbacks described below.
Landscaping	All setback shall be suitably landscaped and the required landscaping shall be well maintained at all times.

Fencing and Vision Clearance Requirements

551 .9 Fencing and vision clearance shall comply with the provisions of the Fence requirements in the General Regulations section of this bylaw.

Off-Street Parking and Loading Requirements

551 .10 Off-Street parking shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw

551 .11 Off-Street loading shall be provided in accordance with the provisions of the Off-Street Loading Regulations section of this Bylaw

560. Commercial Parking Districts (CP-1)

560.1 **The intent of this district is to allow parking areas.**

Permitted Uses

560.2 The following uses and no others shall be permitted in the CP-1 district:

560.3 *Parking areas*

Conditions of Use

560.4 The use of the site shall be developed and maintained in accordance with Sections 150.32 and 150.39 to 150.64 of this Bylaw.

Yards

560.5 Where a site line is:

- a) bounded by a street; or
- b) bounded by an (R) District or a site used for residential purposes, whether a lane intervenes or not;

560.6 a yard shall be provided of not less than 5 feet (1.52 metres).

561. Commercial Parking Districts (CP-2)

561.1 **The intent of this district is to allow parking areas, including parking garages.**

Permitted Uses

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

561.3 *Parking areas*

561.4 *Parking garages*

Conditions of Use

561.5 The use of the site shall be developed and maintained in accordance with Sections 150.32 and 150.39 to 150.64 of this Bylaw.

Surface Parking

561.6 Where a site line is:

- a) bounded by a street; or
- b) bounded by an (R) District or a site used for residential purposes, whether a lane intervenes or not;

561.7 a yard shall be provided of not less than 5 feet (1.52 metres).

Parking Garage

Front Yard

561.8 No front yard or setback shall be required except that exits shall provide unrestricted vision at a 45 degree angle measured from 20 feet (6.10 metres) inside the property line of the site from each side of the exit driveway.

Front Setback

561.9 The portion of any building over 30 feet (9.14 metres) in height shall be set back from the centre line of the fronting street a distance of not less than thirty percent (30%) of the height of that portion of the building over 30 feet (9.14 metres).

Rear Yard

561.10 A rear yard shall be provided of not less than 10 feet (3.05 metres) in depth except 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 site but need not exceed 25 feet (7.62 metres).

Rear Setback

561.11 The portion of any building over 30 feet (9.14 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 30 feet (9.14 metres).

Side Yards

561.12 No side yard shall be required except that:

- a) where a site abuts a lot in an (R) District, or is separated therefrom by a street or lane, a side yard shall be provided of a width of not less than forty percent (40%) of the height of the building up to a height of 40 feet (12.19 metres), plus twenty percent (20%) of the height of that portion of the building over 40 feet (12.19 metres);
- b) if a side yard be provided where not required by the provisions of this Bylaw, such side yard shall be not less than 10 feet (3.05 metres) in width.

Side Setbacks

561.13 The portion of any building over 30 feet (9.14 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 a distance of not less than forty percent (40%) of the height of that portion of the building over 30 feet (9.14 metres).

Floor Space Ratio

561.14 The floor space ratio shall not exceed a factor 3.0.

562. Commercial Industrial Districts (CM-1)

562.1 **The intent of this district is to allow commercial industrial uses.**

Permitted Uses

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

562.2.1 *Child Care* **(BYLAW 8172, 2020)**

562.3 *Education uses including commercial and trade schools, public schools, private schools, kindergartens, child care schools and child nurseries*

562.4 *Light manufacturing and repair uses including printing, publishing, bookbinding, blueprinting, photostating, lithographing, engraving and other reproduction processes, bottling plants, stone monument works, animal hospitals, film exchanges, jewellery manufacturing, musical instrument manufacturing, novelty and toy manufacturing, drapery and furniture upholstery, publishing plants, stamp shops, tent and awning manufacturing, window shade manufacturing, bakeries, candy manufacturing, dairy product manufacturing, electrical equipment manufacturing, furniture manufacturing, plastic products manufacturing, sash and door manufacturing, sheet metal works*

562.5 *Office uses including banks, business and professional offices, laboratories*

562.6 *Deleted* **(BYLAW 8225, 2020)**

562.7 *Public assembly and entertainment uses;* **(BYLAW 7273, 2008; 7924, 2018, 8287, 2021)**

562.8 *Public utility and communication uses including ambulance headquarters, public transportation depots, radio and television studios, radio and television broadcasting and receiving stations, buildings required by a public authority, public utilities*

562.9 *Retail uses including antique stores, auction houses, boat or trailer showrooms and sales, new automobiles, parts and accessory sales, pet shops, restaurants, retail stores, new truck and trailer sales lots, new car sales lots, lumber yards if enclosed with a closed fence at least 6 feet (1.83 metres) in height, but excludes gasoline service stations*

562.10 *Storage and warehouse uses including feed and seed storage, poultry (dressed), whole and storage, storage yard, except for bottles, rags, bones, junk or scrap metals, provided it is enclosed by a suitable fence, warehousing, wholesale businesses, mini storage buildings*
(BYLAW 8453, 2024)

562.11 *Accessory buildings and uses*

Height

562.12 Height of a building shall not exceed six storeys nor 80 feet (24.38 metres), whichever is less.

Front Yard

562.13 A front yard shall be provided of

- a) not less than 10 feet (3.05 metres) adjacent to open paved areas;
- b) not less than 25 feet (7.62 metres) from any building or structure.

Front Setback

562.14 The portion of any building over 30 feet (9.14 metres) in height shall be set back from the centre line of the fronting street a distance of not less than thirty percent (30%) of the height of that portion of the building over 30 feet (9.14 metres) in height.

Rear Yard

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

Rear Setback

562.16 The portion of any building over 30 feet (9.14 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 30 feet (9.14 metres) in height.

Side Yards

- 562.17 No side yards shall be required except that:
- a) where a site abuts a lot in an (R) District or is separated therefrom by a street or lane, a side yard shall be provided of a width of not less than forty percent (40%) of the height of the building up to a height of 40 feet (12.19 metres) plus twenty percent (20%) of the height of that portion of the building over 40 feet (12.19 metres);
 - b) if a side yard be provided where not required by the provisions of this Bylaw, such side yard shall not be less than 10 feet (3.05 metres) in width.

Side Setback

562.18 The portion of any building over 30 feet (9.14 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 a distance of not less than forty percent (40%) of the height of that portion of the building over 30 feet (9.14 metres) in height.

Site Coverage

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

Floor Space Ratio

562.20 The floor space ratio shall not exceed a factor of 0.75.

Off-Street Parking

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

Off-Street Loading

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

570. Commercial Waterfront Districts (CW-1)

570.1 **The intent of this district is to allow marina and associated waterfront uses.**

Permitted Uses

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

570.3 *Cafés and restaurants, excluding drive-in restaurants and drive-through restaurants;*
(BYLAW 7478, 2011)

570.4 *Clubs;*

570.5 *Construction of pleasure vessels of less than 30 feet (9.14 metres) in length provided that such construction shall be carried out within a fully enclosed building;*

570.6 *Dry land storage facilities for pleasure vessels of less than 30 feet (9.14 metres) in length;*

570.7 *Launching ramps;*

570.8 *Marinas, Class A and Class B, in accordance with Appendix C of this Bylaw provided that not more than ten percent (10%) of moorage spaces are used for live-aboards;*

570.9 *Repair facilities for pleasure vessels;*

570.10 *Retail sales of marine equipment for pleasure vessels;*

570.11 *Retail sales of pleasure vessels of less than 30 feet (9.14 metres) in length;*

570.12 *Retail sales of sport fishing equipment and supplies;*

570.13 *Accessory buildings and uses;*

570.14 *Accessory office space for any of the above uses;*

Height of Building

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

Front Yard

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

Rear Yard

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

Side Yard

570.18 A side yard having a width of 15 feet (4.57 metres) shall be provided on each side of the site except that:

- a) where a site abuts a lot in an (R) District or is separated therefrom by a street or lane, a side yard shall be provided of a width of not less than 25 feet (7.62 metres);
- b) where a site abuts a dyke reserve, a side yard shall be provided of not less than 10 feet (3.05 metres).

Site Coverage

570.19 All buildings, floats or wharves in total shall not cover more than forty percent (40%) of the site area.

Off-Street Parking

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

570.21 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)**

Off-Street Loading

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



571. Commercial Waterfront Districts (CW-2)

(BYLAW 8978, 2019)

571 .1 The intent of this zoning district is to limited land-based structures and uses for access to the adjacent river.

Permitted Principal Uses

571 .2 The following principal uses and no others are permitted in the CW-2 zoning district.

Permitted Principal Uses	Use Specific Regulations
Boat launching ramp	
Pedestrian ramp providing access to adjacent marina or other floating boat moorage facility	

572. Community Commercial Waterfront Districts (Low Rise) (CW-3)

572.1 The intent of this district is to allow pedestrian-oriented commercial and residential uses adjacent to the waterfront, with a density of 50 units per acre (123.55 units per hectare) or fifteen percent (15%) of the site area. (BYLAW 8436, 2024)

Permitted Uses

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

572.3 *Banks*

572.4 *Cafés and restaurants, excluding drive-in restaurants and drive-through restaurants;* (BYLAW 7478, 2011);

572.5 *Clubs (private)*

572.6 *Home based businesses*

572.7 *Housing units contained in a building with and in addition to any of the permitted non-residential uses provided that no portion of the building above the street level or the parking deck level, whichever is the higher, shall be used for non-residential purposes*

572.8 *Personal service establishments being barber shops, beauty parlours, dry cleaning shops (automatic self-service only), optical or watch repair shops, florist shops, laundrettes (automatic self-service only), shoe repair shops, tailor or dressmaker shops, doctors' and dentists' offices*

572.9 *Public assembly and entertainment uses;* (BYLAW 8287, 2021)

572.10 *Retail stores* (BYLAW 6991, 2005)

572.11 *Accessory buildings and uses*

Front Yard

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

Rear Yard

572.13 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.

572.14 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

- 572.15 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) in width plus an amount equal to fifty percent (50%) of the height up to 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 Single Detached Dwelling Districts (RS-1) and Two Family Dwelling Districts (RT-1) Sections of this Bylaw shall 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

- 572.16 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.
 - c) The height of a building shall not exceed 45 feet (13.72 metres).

Distance between Buildings or Portion of Buildings on the Same Site

- 572.17 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 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

- 572.18 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.

572.19 The portion of a building used for residential purposes shall not cover more than forty percent (40%) of the site area.

Density: Residential Uses

572.20 For residential purposes the maximum number of units permitted per net acre (.40 hectares) of land shall not exceed 50 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 for the residential portion of the building 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.

Density: Non-residential Uses

572.21 The portion of a building used for non-residential purposes shall not exceed fifteen percent (15%) of site area.

Width of Building

572.22 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

572.23 Off-Street parking shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8225, 2020)**

Usable Open Space

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

**573. Community Commercial Districts (Medium Rise) (Liquor Store)
(C-2L) (BYLAW 6977, 2004)**

573.1 The intent of this district is to allow mixed use development consisting of pedestrian-oriented commercial businesses and three storeys of residential development above.

Permitted Uses

- 573.2 The following uses and no others shall be permitted in the (C2-L) district:
- 573.3 *Animal Grooming and Daycare Facilities* (BYLAW 7058, 2005)
- 573.3.1 *Animal Hospitals and Veterinary Clinics* (BYLAW 7058, 2005)
- 573.4 *Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores*
- 573.5 *Deleted* (BYLAW 8287, 2021)
- 573.6 *Banks*
- 573.7 *Deleted* (BYLAW 8287, 2021)
- 573.8 *Deleted* (BYLAW 8287, 2021)
- 573.9 *Businesses and professional offices*
- 573.10 *Cafés and restaurants, excluding drive-in restaurants and drive-through restaurants;*
(BYLAW 7478, 2011)
- 573.11 *Car washing establishments*
- 573.12 *Catering establishments*
- 573.13 *Child care in a non-residential building or portion of a non-residential building*
- 573.14 *Deleted* (BYLAW 8287, 2021)
- 573.15 *Commercial schools*
- 573.16 *Deleted* (BYLAW 8287, 2021)
- 573.17 *Drapery and furniture upholstering shops of not more than 3,000 square feet (278.70 square metres) in gross floor area*
- 573.18 *Deleted* (BYLAW 8287, 2021)
- 573.19 *Deleted* (BYLAW 8172, 2020)
- 573.20 *Home based businesses*
- 573.21 *Hotels*
- 573.22 *Housing units contained in the same building with and in addition to any of the permitted non-residential uses provided that no portion of the building above the second floor level or the parking deck level, whichever is the higher, shall be used for non-residential purposes*
- 573.23 *Deleted* (BYLAW 8287, 2021)
- 573.24 *Deleted* (BYLAW 8287, 2021)
- 573.25 *Deleted;* (BYLAW 7273, 2008)

- 573.26 *Personal service establishments being barber shops, beauty parlours, dry cleaning shops (automatic self-service only), dry cleaning establishments, electrical appliance repair shops, optical or watch repair shops, florist shops, laundrettes (automatic self-service only), shoe repair shops, tailor or dressmaker shops, printing using photographic processes, letter pressing, blue printing, silk screening and lithographing*
- 573.26.1 *Public assembly and entertainment use* **(BYLAW 8287, 2021)**
- 573.27 *Public transportation depots*
- 573.28 *Retail sale of new automobile parts and accessories*
- 573.29 *Retail stores;* **(BYLAW 7862, 2016; 8172, 2020)**
- 573.30 *Retail Liquor Store, defined for the purposes of this schedule as a Retail Store of not more than 2,000 gross square feet of floor space (excluding refrigerated space) which is owned by and located within 100 metres (328.1 feet) of a Licensed Liquor Primary establishment and which sells alcoholic beverages, snacks and liquor related items directly to the public until no later than 11:00 p.m. or before 9:00 a.m. and which does not permit consumption of alcoholic beverages on the premises*
- 573.31 *Studios (artist, display, radio, recording, television)*
- 573.32 *Deleted* **(BYLAW 8287, 2021)**
- 573.33 *Taxi offices*
- 573.34 *Deleted* **(BYLAW 8287, 2021)**
- 573.35 *Deleted.* **(BYLAW 7058, 2005)**
- 573.36 *Video stores*
- 573.37 *Accessory buildings and uses*

Front Yard

- 573.38 No front yard shall be required.

Rear Yard

- 573.39 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 whether a lane intervenes or not or where a site is used for residential purposes, 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). Such a rear yard may be measured to the centre line of the lane.

Side Yard

- 573.40 No side yard shall be required except that:
- 573.41 Where a site abuts a lot in an (R) district whether a lane intervenes or not or where a site is used for residential purposes, such a side yard shall be not less than forty percent (40%) of the height of the building. Such a side yard may be measured to the centre line of the lane.
- 573.42 If a side yard be provided where not required by the provisions of this Bylaw, such side yard shall be not less than 10 feet (3.05 metres) in width.

Density

573.43 The density of the net area of the site shall not exceed 90 units per acre (.40 hectares), exclusive of any portion subject to a Building Line under Section 180 of this Bylaw.

Height

573.44 The height of a building shall not exceed 40 feet (12.19 metres) nor four storeys.

Off-Street Parking

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

Off-Street Loading

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

Usable Open Space

573.47 In buildings containing housing units, usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

**580. Belmont Street Comprehensive Development Districts
(C-CD-2)**

(BYLAW 6939, 2004)

580.1 The intent of this district is to allow a mixed use development with 37,000 square feet of pedestrian-oriented commercial floor space and 143 residential units at 615 Belmont Street.

Permitted Uses

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

580.2.1 *Accessory Recycling Return Centre, in accordance with Section 170.14 of this Bylaw;*
(BYLAW 7308, 2009)

580.3 *Amusement arcades, provided any such use is located within a fully enclosed mall and does not have any door to the exterior or is located within the lobby of a theatre and does not have any door to the exterior and does not exceed a size of 1,000 square feet or 10 percent of the floor space of the building, whichever is less.*

580.4 *Animal grooming and Daycare Facilities* **(BYLAW 7058, 2005)**

580.4.1 *Animal Hospitals and Veterinary Clinics* **(BYLAW 7058, 2005)**

580.5 *Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores*

580.6 *Deleted* **(BYLAW 8287, 2021)**

580.7 *Banks*

580.8 *Deleted;* **(BYLAW 7308, 2009)**

580.9 *Deleted* **(BYLAW 8287, 2021)**

580.10 *Deleted* **(BYLAW 8287, 2021)**

580.11 *Deleted* **(BYLAW 8287, 2021)**

580.12 *Business and professional offices*

580.13 *Cafés and restaurants, excluding drive-in restaurants and drive-through restaurants;*
(BYLAW 7478, 2011)

580.14 *Catering establishments*

580.15 *Child care in a non-residential building or portion of a non-residential building*

580.16 *Deleted* **(BYLAW 8287, 2021)**

580.17 *Commercial schools*

580.18 *Deleted* **(BYLAW 8287, 2021)**

580.19 *Drapery and furniture upholstering shops of not more than 3,000 square feet (278.70 square metres) in gross floor area*

580.20	<i>Funeral parlours</i>	
580.21	<i>Deleted</i>	(BYLAW 8287, 2021)
580.22	<i>Deleted</i>	(BYLAW 8172, 2020)
580.23	<i>Home based businesses</i>	
580.24	<i>Hotels</i>	
580.25	<i>Housing units contained in a 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</i>	
580.26	<i>Deleted</i>	(BYLAW 8287, 2021)
580.27	<i>Deleted</i>	(BYLAW 8287, 2021)
580.28	<i>Deleted;</i>	(BYLAW 7273, 2008)
580.29	<i>Personal service establishments being barber shops, beauty parlours, dry cleaning shops (automatic self-service only), dry cleaning establishments, electrical appliance repair shops, optical or watch repair shops, florist shops, laundrettes (automatic self-service only), shoe repair shops, tailor or dress maker shops</i>	
580.30	<i>Printing, publishing and bookbinding, blue printing and photostating, lithographing, engraving, stereotyping and other reproduction processes</i>	
580.30.1	<i>Public assembly and entertainment use</i>	(BYLAW 8287, 2021)
580.31	<i>Public transportation depots</i>	
580.32	<i>Retail sale of new automobile parts and accessories</i>	
580.33	<i>Retail stores</i>	(BYLAW 6991, 2005)
580.34	<i>Studios (artist, display, radio, recording)</i>	
580.35	<i>Deleted</i>	(BYLAW 8287, 2021)
580.36	<i>Taxi offices</i>	
580.37	<i>Deleted</i>	(BYLAW 8287, 2021)
580.38	<i>Deleted.</i>	(BYLAW 7058, 2005)
580.39	<i>Video stores</i>	
580.40	<i>Accessory buildings and uses</i>	
Front Yard		
580.41	No front yard shall be required.	

Front Setback

580.42 The portion of any building over 30 feet (9.14 metres) in height shall be set back from the centre line of the fronting street a distance of not less than thirty percent (30%) of the height of that portion of the building over 30 feet (9.14 metres) in height.

Rear Yard

580.43 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).

Rear Setback

580.44 The portion of any building over 30 feet (9.45 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 30 feet (9.45 metres).

Side Yards

580.45 No side yard shall be required except that:

- a) where a site abuts a lot in an (R) District or is separated there from by a street or lane, a side yard shall be provided of a width of not less than forty percent (40%) of the height of the building up to a height of 40 feet (12.19 metres) plus twenty percent (20%) of the height of that portion of the building over 40 feet (12.19 metres).
- b) if a side yard be provided where not required by the provisions of this Bylaw, such side yard shall be not less than 10 feet (3.05 metres) in width.

Side Setbacks

580.46 The portion of any building over 30 feet (9.14 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 a distance of not less than forty percent (40%) of the height of that portion of the building over 30 feet (9.14 metres) in height.

Floor Space Ratio

580.47 The total floor space ratio shall not exceed a factor of 5.2.

Density

580.48 The number of residential units allowed shall not exceed 143.

Off-Street Parking

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

Off-Street Loading

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

Distance between Buildings or Portion of Buildings on the Same Site

580.51 Where there is more than one principle 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.

Usable Open Space

580.52 In buildings containing more than ten housing units, usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

**581. Columbia Street East Comprehensive Development Districts
(C-CD-3)**

Moved to Section 1057

(BYLAW 8225, 2020)

**582. VILLAGE AT HISTORIC SAPPERTON COMPREHENSIVE
DEVELOPMENT DISTRICTS (C- CD - 3)**

Moved to Section 1052

(BYLAW 8225, 2020)