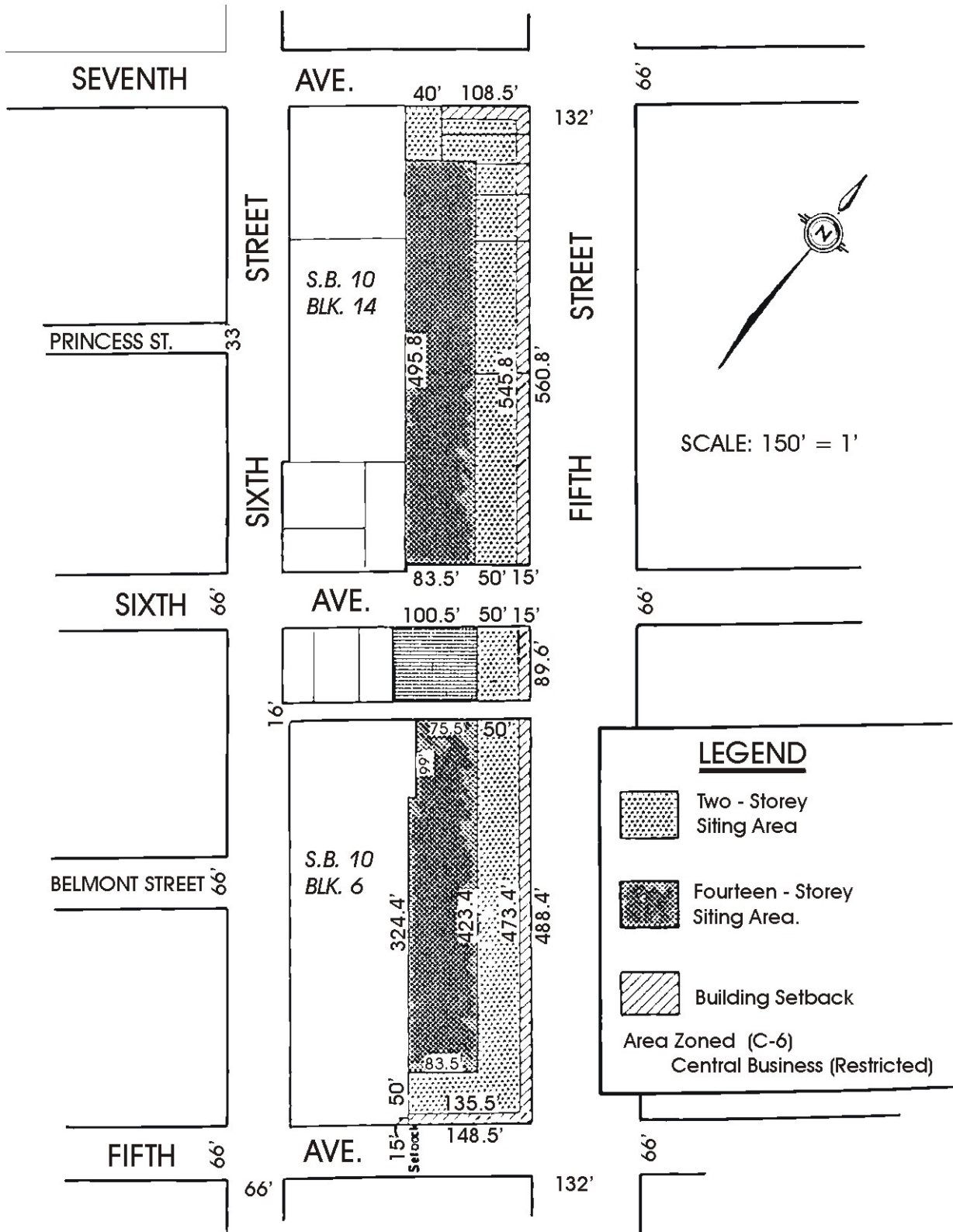


Appendix A - Zoning Map

See <https://www.newwestcity.ca/discover-new-west/city-maps#interactive-maps>

Appendix B - Site Plan No. 1



Appendix C - Standards for Floating Communities

Requirements for Float Homes

- C.1 All float homes shall comply with the following:
- C.2 Each float home shall be a complete dwelling unit and comply with the provisions of Section 190.25 of this Bylaw.
- C.3 Each float home shall be approved in its external appearance to the satisfaction of the Director of Planning.
- C.4 Each float home shall have access to the upland area by a float or wharf of at least 5 feet (1.52 metres) in width, except where entry is gained directly to the float home by a gangway in which case the gangway shall be not less than 3 feet (.91 metres) in width.
- C.5 No float home shall be issued a municipal registration number unless it has been certified in writing by the municipal building inspector as complying with the standards contained herein.
- C.6 In order for a registration number to be issued, the flotation system shall be designed according to accepted marine engineering and architectural principles, shall meet the standards described below and shall be approved by a qualified member of the Association of Marine Surveyors or Professional Engineers of British Columbia.
- C.7 Upon completion of construction in accordance with these standards, a registration plate shall be issued by the municipality.
- C.8 The flotation system may be provided by:
- a) a solid structure to be designed to maintain positive stability in a fully loaded float home;
 - b) a compartmentalized structure to be designed with sufficient transverse or longitudinal water-tight bulkheads to maintain positive stability in a fully loaded float home with any one compartment flooded. There shall be a minimum of three floats, each containing a minimum of three watertight bulkheads.
- C.9 The flotation device shall be durable and not subject to deterioration by water, electrolytic action, water-borne solvents, organic infestation and/or physical abuse, to the satisfaction of a marine surveyor or professional engineer.
- C.10 Where solid flotation devices are not used, an adequate portable bilge pump shall be maintained in proper working order and sounding pipes provided for each compartment.
- C.11 The overall buoyancy and stability of the floats and superstructure shall be sufficient (as determined by the building inspector or his designate, e.g., marine surveyor) to accommodate local wind and water turbulence and snow loads, or the possibility of water flooding associated with firefighting.

- C.12 The superstructure of a float home shall be designed as an independent unit to work in conjunction with the flotation system to provide overall stability of the float home. The superstructure shall be designed to meet the standards described below.
- C.13 The framing of the float home shall conform to either of the following standards:
- a) CSA structural standards for mobile homes (Z240.2-1976) provided that construction is carried out under controlled conditions with proper inspections and CSA certified. Structural components shall be designed and utilized only as component parts of a unified system; or
 - b) the relevant sections of the Provincial Building Code.
- C.14 All fastenings shall be hot dip galvanized marine grade bronze, copper, stainless steel or other material suitable for marine use.
- C.15 All electrical systems on float homes and liveboard vessels shall comply to CSA residential standards (C22 1-1975 Canadian Electrical Code) intended for connection to a 120/240 volt 3 wire, single phase AC supply. Electrical equipment on board shall be restricted to those appliances, etc. that conform to the standards of the Canadian Electrical Code.
- C.16 All float homes and liveboard vessels shall be connected to an approved source of potable water, and all float homes shall have a plumbing system that conforms to either of the following standards:
- a) CSA plumbing standards for mobile homes (Z240.3.1-1973) provided that these are assembled, inspected and approved by CSA; or
 - b) plumbing as per the B.C. Plumbing Code.
- C.17 All float homes shall have provision for connection into an approved municipal sewage system; or into an alternative sewage system (septic tank, holding tank, etc.) approved by either the municipal Medical Health Officer or the Pollution Control Branch of the appropriate provincial ministry.
- C.18 Liquid petroleum gas, including propane, butane, gas and gasoline systems shall not be permitted on float homes unless the design and installation of the entire lighting, heating and/or cooking systems are inspected and approved by the local fire authorities.
- C.19 Fireplace and flue construction shall comply with the relevant sections of the Provincial Building Code (Sec. 9.22).
- C.20 All float homes shall be equipped with smoke alarms to the satisfaction of the local fire authorities.
- C.21 Guard rails at least 40 inches (1.02 metres) high shall be provided at the edges of all decks not encompassed by the exterior walls of the float home's superstructure and otherwise shall be provided as required by the Provincial Building Code.
- C.22 Safety equipment shall include one fire extinguisher in a location and of a type to be established by the local fire authority, one axe for cutting mooring lines and one life ring 30 inches (.76 metres) in diameter.

Standards for Marinas

- C.23 These standards shall apply to all marinas within the City of New Westminster.
- C.24 Float homes, float offices and liveaboard vessels shall be moored only in marinas which have been approved by Council.
- C.25 No person shall construct a marina or make structural or mechanical renovations to any marina without first obtaining approval from Council for such construction. (Similar approval is also required from the Medical Health Officer and the leasing authority.)
- C.26 Every marina shall continuously conform to a moorage site plan which has been approved by the municipal council. This site plan shall include:
- a) legal description of the property;
 - b) dimension of site;
 - c) location of abutting public waterways;
 - d) location and dimensions of access to the moorage;
 - e) written statement re maximum allowable number of float homes or facilities and Off-Street parking spaces;
 - f) water service system;
 - g) on-site sewer system;
 - h) electrical service and lighting system;
 - i) overall locational situation vis-à-vis the physical and municipal planning elements listed in these regulations.
- C.27 Any deviations from the plans approved by the municipal council shall be authorized in writing by the appropriate municipal authority before construction proceeds.
- C.28 Submissions for approval of marina plans should be made to the Planning Department of the City of New Westminster.
- C.29 No person shall operate a marina unless he or she is the holder of a valid permit issued by the City of New Westminster.
- C.30 A Medical Health Officer shall not issue an operating permit for a new or newly-renovated marina until he or she has received a letter or certification acceptable to the Municipal Council, signed by the owner or his agent, signifying that the construction has been in accordance with the plans approved by Council.
- C.31 The Medical Health Officer shall be authorized and directed to make such inspections as are necessary to determine compliance with the regulations. Council or a delegated municipal official and the Medical Health Officer shall have free access to any marina at reasonable times for the purpose of inspection.

- C.32 Each marina owner or operator shall be responsible for the dredging and maintenance of the marina, to the standards prescribed by the Fraser River Harbour Commission.
- C.33 The owner of a marina shall provide adequate staff to supervise the operation of the marina and to maintain the operation in conformance with the standards described herein.
- C.34 Each marina owner or operator shall maintain a current register of every float home and liveaboard vessel moored at the marina to record:
- a) name and address of legal owner of float home or vessel;
 - b) name (if any) of float home or vessel;
 - c) registration number (if any) of float home or vessel;
 - d) length and size of float home or vessel;
 - e) number of days in residence.
- C.35 The register shall be available for inspection by the appropriate municipal official at any time during the municipality's normal business hours.
- C.36 Each marina owner or operator shall ensure that the float homes and liveaboard vessels in the marina prominently display the relevant license, registration certificate, etc.

Site Development Standards

- C.37 The planning of floating communities shall be carried out in conjunction with any upland development in order that facilities and services can be easily and readily shared.
- C.38 The water level at zero tide (hydrographic datum - the level of the lowest normal tides) shall be sufficient to provide 2 feet (.61 metres) of water depth beneath all watercraft and float homes moored in the marina.
- C.39 The upland area shall be landscaped to the satisfaction of the City of New Westminster.
- C.40 Open space on the upland portion of the marina site shall be made available for regulated public access and shall be located in order to provide visual access to the water.
- C.41 Road access to the site of the marina shall be provided by the developer by a route approved by the Director of Engineering.
- C.42 Parking shall be provided in accordance with the Off-Street Parking Regulation section of this Bylaw. **(BYLAW 8184, 2020)**

Spacing

- C.43 Total water coverage of all float homes and liveaboard vessels and all moorage walkways (fixed or floating) shall not exceed forty-five percent (45%) of the submerged portion of the marina water lot (i.e., water area below the low water line).
- C.44 The minimum distance between the floats or walls of adjacent float homes shall be 10 feet (3.05 metres) of open water.

- C.45 The minimum distance between the walls of float homes on opposite sides of a moorage walkway shall be 10 feet (3.05 metres).
- C.46 All float homes shall have sufficient direct access to open water, as determined by the local fire authorities, to allow for access in and out of moorage berths in the case of emergency. Each float home shall abut upon open water at least 20 feet (6.10 metres) in width.
- C.47 Access shall be provided to at least two adjoining sides of the float home by walkways either on the base of the structure itself or on the floats of the marina. Access on the structure shall be a minimum of 3 feet (.91 metres) in width.
- C.48 At least one habitable room within a float home shall overlook an unobstructed area having a width of 15 feet (4.57 metres) measured horizontally at right angles to the exterior wall of the room, and a breadth equal to the full length of the exterior wall of the room.
- C.49 The minimum distance between pier houses shall be 20 feet (6.10 metres). No development shall have a cluster of more than four pier houses with a minimum distance of 20 feet (6.10 metres) between houses. Where there is more than one cluster of pier houses in a development, the minimum distance between clusters shall be 40 feet (12.19 metres) and shall provide visual access to the water.

Resident Access

- C.50 Each float home and liveaboard vessel shall have direct access to an unobstructed float walkway, a slip walkway or a finger pier leading to shore.
- C.51 Float walkways shall be a minimum of 5 feet (1.52 metres) in width. Slip walkways or finger piers shall be a minimum of 3 feet (.91 metre) in width.
- C.52 All walkway surfaces shall be covered with a non-slip surface and shall be stable.

Water Supply

- C.53 An adequate supply of pressurized potable water shall be available at all marinas at a distance not greater than 500 feet (152.40 metres) from any watercraft moored at the marina.
- C.54 Potable water shall be available 24 hours a day every day on which the marina is operated and should be conveyed in such a manner as to maintain the quality of water from its source.
- C.55 Each moorage space for float homes and liveaboard vessels shall be provided with a potable water connection.
- C.56 The potable water supplied to dockside watering points and watercraft connections shall be protected with back flow prevention devices and to the standards provided by the B.C. Plumbing Code.
- C.57 Fire standpipes, hydrants or other firefighting apparatus shall be provided to the approval of the municipal fire department. Pressure and flow shall at all times be adequate to meet the firefighting requirements.

- C.58 All water supply mains shall be located beneath the walkway surface of the dock walkway or, alternatively, if above the level of the walking surface, shall not diminish the effective width of the dock walkway below the width required the Resident Access Subsection.

Sewage Disposal

- C.59 The discharge into the water of sewage or oil from any watercraft moored at marinas shall be prohibited. The owner of a marina shall post notices in a conspicuous location prohibiting such discharge.
- C.60 All sewage from all watercraft in a marina shall be discharged only into an approved municipal sewerage system.
- C.61 Pump-out facilities shall be conveniently located at all Class A and Class B marinas for the convenience of watercraft equipped with holding tanks. These facilities shall discharge into an approved sewerage system and shall be designed, operated and maintained to prevent discharge of sewage onto docks or into adjacent water.
- C.62 Pump-out facilities provided at marinas shall be available for use 24 hours a day every day on which the marina is operated.
- C.63 All sewer laterals shall be located beneath the walking surface of the dock walkway.

Solid Waste Collection and Disposal

- C.64 All marinas shall provide adequate closed containers for garbage, to be located where they are readily accessible and convenient to marina employees and watercraft users.
- C.65 All garbage accumulated on watercraft shall be disposed of in garbage containers provided for this purpose or otherwise shall be disposed of on shore in a manner which shall preclude pollution.
- C.66 Provision shall be made by the marina owner for regular servicing and emptying of garbage containers to prevent overflowing, foul odours, fly breeding and attracting rodents.
- C.67 Discharge of garbage from any watercraft moored at marinas or from marina docks shall be prohibited. The owner of a marina shall post notices in a conspicuous location prohibiting such discharge.

Rodent and Insect Control

- C.68 Marina grounds and buildings shall be free of insects and rodents of public health significance and of conditions which attract, provide harbourage or promote propagation of insects or rodents.
- C.69 Bulkheads or similar structures shall be constructed so as to minimize opportunities for rat harbourage.

Electrical Power

- C.70 Electrical service and wiring shall be provided to each float home and liveaboard vessel berth and should be of a type intended for connection to a 120/240 volt, three wire, single phase AC supply.
- C.71 All electrical installations at marinas shall be in strict accordance with the applicable electrical code.
- C.72 Ground fault interrupters shall be used for all over-the-water marina circuits and for all power sources provided to float homes and liveaboard vessels.

Washrooms/Laundry

- C.73 Separate washroom facilities shall be provided for men and women at all marinas. These facilities shall be within 300 feet (91.44 metres) of the shore end of any dock they are intended to serve.
- C.74 The washroom facilities shall provide a minimum of one toilet and lavatory for men and one toilet and lavatory for women for each 100 moorage spaces or fraction thereof. One-half of the total number of toilets required for men may be substituted with urinals. Marinas with less than ten moorage spaces shall only be required to provide one lavatory and one toilet.
- C.75 The washroom facilities for all Class A marinas shall also provide a minimum of one shower for men and one shower for women for each 100 moorage spaces or fraction thereof.
- C.76 The washrooms shall be provided with an adequate supply of toilet tissue, soap in soap dispensers and single-service towelling.
- C.77 The interior of the washrooms shall be finished with materials permitting ease of cleaning and shall be well lighted and ventilated.
- C.78 The washroom and fixtures shall be kept clean and in good repair.
- C.79 Any person owning a marina shall post signs on the docks indicating the location of washroom facilities.
- C.80 Class A marinas shall provide a laundry room containing laundering and drying facilities for the use of float home and liveaboard vessel residents. The laundry room shall be separate from the washrooms described above. This provision may be waived at the discretion of the appropriate municipal authority where adequate laundry facilities exist nearby in an adjacent community.

General Safety

- C.81 Buildings, docks, floats, gangways, piers and ramps shall be kept in good repair and free of safety hazards.
- C.82 All inclined walkways or ramps shall have non-skid surfaces and handrails.
- C.83 All areas throughout the marina shall be illuminated by lights designed, constructed and maintained to provide a minimum average illumination of 1 foot (.30 metre) candle with

critical areas such as gates, ramps and safety stations being provided with five foot (1.52 metre) candles of illumination.

- C.84 Marinas shall make adequate provision for lifesaving. Assist poles or ladders from floats into the water suitable to enable persons to regain the float unaided shall be provided at suitable located safety stations. At least one life ring with a diameter of 30 inches (.76 metres) shall be provided at each safety station.
- C.85 Firefighting apparatus shall be provided in accordance with the National Fire Prevention Code.
- C.86 The operation of fuel-powered generators shall be prohibited within a marina, except for the provision of emergency power.
- C.87 A minimum of one public telephone shall be available at all times within the marina.

Appendix D - Front Street Parkade Properties Parking Credits

*City of New Westminster
Front Street "Parkade" Properties
Parking Credits - Zoning Bylaw Parking Requirements*

Roll No.	Property Address	No. of Spaces	Roll No.	Property Address	No. of Spaces
225	774 Columbia Street	23	275A	340/346 Columbia Street	12
227	752 Columbia Street	8	276A	330 Columbia Street	6
228	738 Columbia Street	10	278A	318 Columbia Street	4
229	728 Columbia Street	14	278B	314 Columbia Street	2
232	716 Columbia Street	3	341	808 Carnarvon Street	2
233	712 Columbia Street	2	342	46 Blackie Street	2
234	710 Columbia Street	3	343	40 Blackie Street	4
236	700 Columbia Street	8		811 Columbia Street	8
239	678 Columbia Street	8	351	743 Columbia Street	9
240	668 Columbia Street	12	352	741 Columbia Street	4
243	660 Columbia Street	9	353	731 Columbia Street	6
244	652 Columbia Street	6	354	40 Begbie Street	10
245	646 Columbia Street	7	355	740 Carnarvon Street	12
248	638 Columbia Street	11	356	48 Begbie Street	3
249	624 Columbia Street	11	357	713 Columbia Street	21
250	618 Columbia Street	10	358	701 Columbia Street	7
251	600 Columbia Street	22	358A	705/7 Columbia Street	6
252	554 Columbia Street	7	360	620 Carnarvon Street	5
253	553 Front Street	2	370	Carnarvon Street	3
253A	535 Front Street	2	372	628 Carnarvon Street	3
	544 Columbia Street	11	374	616 Carnarvon Street	1
256	530 Columbia Street	12	375	612 Carnarvon Street	2
258	430 Columbia Street	8	376	50 Sixth Street	5
260	502 Columbia Street	42	378	36 Sixth Street	2
266A	424 Columbia Street	9	380	615 Clarkson Street	
267	Columbia Street	--	381	623/5 Clarkson Street	1
269	418 Columbia Street	2	382	627/9 Clarkson Street	1
269A	416 Columbia Street	3	383	41 McKenzie Street	1
269B	408 Columbia Street	5	384	635 Clarkson Street	4
272A	360 Columbia Street	3	385	28 Sixth Street	4

<i>Roll No.</i>	<i>Property Address</i>	<i>No. of Spaces</i>	<i>Roll No.</i>	<i>Property Address</i>	<i>No. of Spaces</i>
386	601 Columbia Street	5	454	Columbia Street	6
387	607 Columbia Street	4	455	223 Columbia Street	3
388	611 Columbia Street	5	456	125 Columbia Street	2
389	615 Columbia Street	10	608	62 Lorne Street	1
	625 Columbia Street	11	608A	706 Victoria Street	1
391	635 Columbia Street	12	609	721 Carnarvon Street	3
	649 Columbia Street	18	610	725 Carnarvon Street	4
394	659 Columbia Street	6	611A	737 Carnarvon Street	11
395	671 Columbia Street	6	614	759 Carnarvon Street	4
396	665 Columbia Street	6	615	55 Eighth Street	3
397	681 Columbia Street	12	631	56 Sixth Street	13
398	549 Columbia Street	89	635	630 Carnarvon Street	1
403	513 Columbia Street	8	636	Victoria Street	1
405	511 Columbia Street	11	1277	35 Sixth Street	7
406	445 Columbia Street	8	1278	39 Sixth Street	1
408	435 Columbia Street	8	1280	47 Sixth Street	2
409	425 Columbia Street	8	1397	765 Columbia Street	8
410	411 Columbia Street	6	1398	37 Eighth Street	2
411	401 Columbia Street	5	1399	41 Eighth Street	2
412	337 Columbia Street	10	1400	Eighth Street	3
434	305 Columbia Street	12	1403	801 Columbia Street	4
438	315 Columbia Street	3	1404	42 Eighth Street	6
440	319 Columbia Street	4	1408	50 Eighth Street	5
441	29/31 Blackwood Street	5	16001		1
452	207 Columbia Street	11			<u>803</u>
453	213 Columbia Street	2			
453A	221 Columbia Street	1			

Note 1 -Based on the percentage of the special parkade tax levies paid by the individual properties, adjusted to the nearest whole space.

Note 2 -The total special parkade levies include the 1978 levies.

Note 3 -The total number of parking spaces allocated includes the 45 spaces situated on the land underneath the ramp and leased to the Army & Navy Department Store.

Appendix E – Deleted

(BYLAW 8184, 2020)

Appendix F – Deleted

(BYLAW 8184, 2020)

Appendix G - Design Standards and Guidelines for Secondary Suites

The *Design Standards and Guidelines for Secondary Suites* address site design, parking, suite entries, and suite livability. Each section contains Mandatory Requirements, which must be followed to receive design approval. The final Mandatory Requirement in each section refers to the Flexible Design Standards that immediately follow the Mandatory Requirements. Each Flexible Design Standard is worth a certain number of points. A minimum number of points must be achieved in each section. As a result the property owner has the ability to choose from the selection of Flexible Design Standards those standards which will add up to the number required to receive design approval.

Also contained in the *Design Standards and Guidelines for Secondary Suites* are Recommended Guidelines. These, as the name implies, are suggested - but not required - design guidelines.

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1. **Landscaping and Private Outdoor Space**

Where the majority of the suite floor area is located at or below grade level, the Requirements, Standards and Guidelines for "Suites at or Below Grade Level" will apply.

Where the majority of the suite floor area is located above grade level, the Requirements, Standards and Guidelines for "Suites Above Grade Level" will apply.

Suites at or Below Grade Level

Mandatory Requirements

A private outdoor space, or yard, not smaller than 80 square feet (7.43 square metres), must be provided and made available for the tenants' use.

For **houses completed after July 1998** the site design must achieve at least **11 points** of the following Flexible Design Standards.

For **houses completed before July 1998** the site design must achieve at least **5 points** of the following Flexible Design Standards.

Flexible Design Standards

	Points Awarded	Flexible Design Standard
a)	2 points	if the private outdoor space includes landscaping in the form of planted areas, raised beds, shrubs or trees. <i>Note: lawn is not considered a "planted area"</i> .
b)	2 points	if the private outdoor space includes a minimum 80 square feet (7.43 square metres) of hard-surface (concrete, pavers, other hard surface) with a minimum dimension of 8 feet (2.44 metres). <i>Note: asphalt is not accepted as a hard surface to qualify for the points unless stamped and coloured.</i>
c)	1 point	if the private outdoor space is adjacent to the living/dining room, kitchen or entry of the suite, with direct access through a door.
d)	3 points	if the private outdoor space is no more than 24 inches (61 cm) above the level of the suite main floor. <i>Note: a grade level suite with an at-grade private outdoor space will qualify for the points.</i>
e)	2 points	if the private outdoor space is partially screened (e.g. with vegetation or semi-transparent fencing) or is located on the site so as to ensure privacy from neighbouring uses.
f)	2 points	if the private outdoor space of the suite is separated from the outdoor space of the principal unit, either through a change in grade, a hedge or fence, or the layout of the site generally (e.g. the suite uses the front and side yard and the main house uses the back and other side yard).
g)	1 point	if the private outdoor space is lighted for evening use.
h)	1 point	if the functions of the principal unit (e.g. basement areas, yard, storage areas, hose taps, garbage cans, garages, or connecting walkways) are not accessible through the private outdoor space of the suite.

i)	3 points	if all fencing on the site is decorative wood fencing, stone walls or brick walls in keeping with the style of the house and is used to delineate semi-public (e.g. front yard) and/or semi-private space (e.g. rear yard) from public space.
j)	1 point	if fences constructed of chain-link, concrete or concrete blocks are not used anywhere on the site.
k)	1 point	if a closable garden gate in the fencing or wall is used to further delineate semi-public (e.g. front yard) and/or semi-private space (e.g. rear yard) from public space.
l)	2 points	if any fencing is semi-transparent (e.g. lattice) between the height of 4 feet, 6 inches (1.37 metres) and the top of the fence (maximum height 6 feet (1.83 metres)). <i>Note: a fence less than or equal to 4 feet (1.22 metres) tall will qualify for the points.</i>
m)	1 point	if entries to front or rear yards are delineated with “specimen”, unusual or special, trees or shrubs.

Recommended Guidelines

Shrubs and plants adjacent to windows of the suite should be trimmed to a height of 30 inches (0.76 metres) or less, for security reasons.

Vegetation such as holly and hawthorn hedges should be used as natural barriers to discourage unauthorised access to the yard.

Suites Above Grade Level

Mandatory Requirements

A raised deck that has a minimum size of 60 square feet (5.57 square metres) and a minimum dimension of 6 feet (1.83 metres) must be provided and made available for the tenants' use.

For **houses completed after July 1998** the site design must achieve at least **7 points** of the following Flexible Design Standards.

For **houses completed before July 1998** the site design must achieve at least **3 points** of the following Flexible Design Standards.

Flexible Design Standards

	Points Awarded	Flexible Design Standard
a)	1 point	if the raised deck for the suite is directly accessible from, and adjacent to, the main living space of the suite.
b)	1 point	if the raised deck for the suite is partially screened from habitable rooms in the main house and neighbouring houses.
c)	1 point	if the raised deck for the suite has lighting for security and evening use of the deck. <i>Note: lighting should not be so bright that neighbours are disturbed.</i>

d)	1 point	if the raised deck incorporates planters (e.g. planter boxes, large pots) containing plants, shrubs or trees.
e)	3 points	if all fencing on the site is decorative wood fencing, stone walls or brick walls is in keeping with the style of the house and is used to delineate semi-public space (e.g. front yard) and/or semi-private space (e.g. rear yard) from public space.
f)	1 point	if fences constructed of chain-link, concrete or concrete blocks are not used anywhere on the site.
g)	1 point	if a closable garden gate in fencing or wall is used to further delineate semi-public space (e.g. front yard) and/or semi-private space (e.g. rear yard) from public space.
h)	2 points	if any fencing is semi-transparent (e.g. lattice) between the height of 4 feet, 6 inches (1.37 metres) and the top of the fence (maximum height 6 feet (1.83 metres)). <i>Note: a fence less than or equal to 4 feet (1.22 metres) tall will qualify for the points.</i>
i)	1 point	if entries to front or rear yards are delineated with “specimen”, unusual or special, trees or shrubs.

Recommended Guideline

Vegetation such as holly and hawthorn hedges should be used as natural barriers to discourage access to the yard.

2. Parking

Note: these standards and guidelines apply to each parking space located on the site, unless otherwise specified.

Unenclosed Parking (e.g. paved parking pad or carport)

Mandatory Requirements

The parking space for the suite must be partially visible from one or all of the following: the suite, the principal unit, the street or neighbouring houses

The parking space for the suite must be connected by a direct, hard surface route to the entry of the suite.

The parking design must achieve at least 1 point of the following Flexible Design Standards unless 2 parking spaces in compliance with all Zoning Bylaw regulations already exist on the site, in which case no points are required.

Flexible Design Standards

	Points Awarded	Flexible Design Standard
a)	1 point	if at least 50 percent of the length of the driveway between the property line and the parking area is not wider than 18 feet (5.49 metres)

b)	1 point	if the driveway and parking surface is paved in a decorative material such as: bricks, concrete pavers, exposed aggregate or patterned poured concrete. <i>Note: asphalt or plain concrete are not considered decorative materials. Gravel or loose stones are not allowed by the Zoning Bylaw.</i>
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Recommended Guidelines

The parking area should have security lighting activated by a motion sensor.

The parking space should be covered for weather protection.

Driveways with a grass strip down the middle are encouraged.

There must be no areas where intruders can conceal themselves from the residents using the direct hard surface route between the parking space and the suite entry or principal unit entry. If such areas are unavoidable, they should be addressed with motion sensor lighting.

Enclosed Parking (garage)

Mandatory Requirements

If entry to the suite served by the parking space is not directly from the garage, the garage must be connected by a direct, paved route to the suite entry.

The parking design must achieve at least 2 points of the following Flexible Design Standards unless 2 parking spaces in compliance with all Zoning Bylaw regulations already exist on the site, in which case no points are required.

Flexible Design Standards

	Points Awarded	Flexible Design Standard
a)	1 point	if the garage doors face a lane, or if facing a street, they are not wider than 10 feet (3.05 metres)
b)	1 point	if accessed from a lane, the garage is has no more than 3 parking spaces located side by side, or if accessed from a street, the garage has no more than two parking spaces located side by side. <i>Note: 2 tandem spaces are counted as only 1 space.</i>
c)	1 point	if the garage is detached and separated from the house by at least 5 feet (1.52 metres), or if the garage is attached to the house but set back from the face of the house by: 2 feet (0.61 metres) if the garage entry is 10 feet (3.05 metres) or less in width, or 5 feet (1.52 metres) if the garage entry is greater than 10 feet (3.05 metres) in width.

d)	1 point	if at least 50 percent of the length of the driveway between the property line and the garage is not wider than 18 feet (5.49 metres)
e)	1 point	if the driveway is paved in a decorative material such as: bricks, concrete pavers, exposed aggregate or patterned poured concrete. <i>Note: asphalt or plain concrete are not considered decorative materials. Gravel or loose stones are not allowed by the Zoning Bylaw.</i>

Recommended Guidelines

If located in a garage that also contains parking for the principal, a party wall should separate the suite and principal unit parking spaces.

Driveways with a grass strip down the middle are encouraged.

There must be no areas where intruders can conceal themselves from the resident using the direct hard surface route between the parking space and the suite entry or principal unit entry. If such areas are unavoidable, they should be addressed with motion sensor lighting.

3. Suite Entries

Mandatory Requirements

Every suite entry must have:

- a) lighting beside or above the door;
- b) a mailbox or door slot (*note: the mailbox or door slot must be located in the front of the house, by the principal unit's mailbox or door slot*);
- c) a hard surface sidewalk (3 feet (0.91 metres) minimum width) connecting the suite entry to the public sidewalk);
- d) a roof immediately overhead (minimum 4 feet (1.22 metres) wide by 3 feet (0.91 metres) deep) for weather protection;
- e) a solid-core entry door with either a window or a door viewer (e.g. peephole);
- f) reinforced wall framing at each doorjamb and a strong deadbolt with a minimum 1 inch (2.5 centimeters) throw.

Where both the principal unit entry and the suite entry face the street, the suite entry must be set back a minimum of 5 feet (1.52 metres) from the main façade of the house.

For **houses completed after July 1998** the suite entry design must achieve at least **3 points** of the following Flexible Design Standards.

For **houses completed before July 1998** the suite entry design must achieve at least **2 points** of the following Flexible Design Standards.

Flexible Design Standards

	Points Awarded	Flexible Design Standard
a)	1 point	if the principal suite entry is not shared with an entry or foyer for the principal unit
b)	1 point	if the suite entry is no more than 4 feet (1.22 metres) below grade level. <i>Note: this may require the addition of an entry foyer with a floor level between that of the suite interior and grade level.</i>
c)	1 point	if the suite entry sidewalk is not combined with an adjacent paved driveway (e.g. the walk and the driveway are separated by a planting bed or at least 2 feet (0.61 metres in width, or by a low fence)
d)	1 point	if decorative landscaping (e.g. flowering shrubs, planter boxes) is incorporated into the entry or area around the entry
e)	1 point	if the suite entry is visible from the street
f)	1 point	if the suite entry is visible from the principal unit

Recommended Guideline

If facing the street, suite entries should be treated as secondary to the entry to the principal unit, ensure the main entry has more prominence when viewed from the street

4. Suite Livability**Mandatory Requirements**

All windows and doors in the suite must contain strong, tamper proof locks.

At least 3 feet of the floor to ceiling height of all habitable rooms (excluding a bathroom, utility room, workroom, furnace room and storage room) of the secondary suite must be located above grade. For this purpose, grade is to be measured immediately adjacent to the exterior walls of the habitable room in question.

For **houses completed after July 1998** the suite livability design must achieve at least **7 points** of the following Flexible Design Standards.

For **houses completed before July 1998** the suite livability design must achieve at least **4 points** of the following Flexible Design Standards.

Flexible Design Standards

	Points Awarded	Flexible Design Standards
a)	3 points	if the floor level of the suite is no more than 3 feet (0.91 metres) below grade level, or is above grade level
b)	2 points	if the floor level of the suite is more than 3 feet (0.91 metres) but less than 4 feet (1.22 metres) below grade level

c)	1 point	if none of the functions of the principal unit (e.g. laundry, storage, habitable rooms) are accessible exclusively through the suite
d)	1 point	if none of the functions of the suite (e.g. laundry, storage, habitable rooms) are accessible exclusively through the principal unit
e)	1 point	if a dedicated and secure storage space is provided for the suite resident(s). The storage space must have a minimum width or length of 3 feet (0.91 metres) and a minimum height of 6 feet (1.83 metres). <i>Note: closets in sleeping rooms will not be considered “storage space.”</i>
f)	3 points	if the unobstructed glass area above grade is at least 5 percent of the room areas in the living and dining room areas and at least 2.5 percent in the bedrooms. <i>Note: in the case of a window well the applicant must compute the amount of glass area above grade and the amount below grade.</i>
g)	1 point	if the suite contains a maximum of two bedrooms. <i>Note: any room, with an outside window, except the kitchen and bathroom, may be considered a bedroom.</i>
h)	1 point	if the suite residents are able to control the suite heating from within the suite
i)	7 points	if the suite is designed in accordance with the 1998 B.C. Building Code standards for wheelchair accessibility to enable the following activities: <ul style="list-style-type: none"> • entering the suite (Sentence 3.6.3.2.(1), Article 3.8.3.3, and Sentence 3.3.1.12.(3)); • travel through all doorways in the suite (Sentence 3.3.1.12 (10)); • turning a complete circle in each room of the suite (Figure 3.7.19 in the <u>Building Access Handbook</u>, 1992); • opening all doors to habitable rooms without the door hitting the wheelchair (Sentence 3.3.1.12.(10)); and • transferring from the wheelchair onto at least one toilet in the suite either sideways or from the front (Sentence 3.7.4.8.(4)).

Recommended Guidelines

The suite should be a part of the main unit, not a separate attached wing or accessory structure.

An interior joining door, lockable to entry door standards and acoustically sealed, should be provided between the suite and the principal unit if necessary for maintenance and/or convenience.

The electrical service to the suite should be from a separate sub-panel serviced by an internal electrical meter located in the suite. *Note: this does not mean a City electrical meter.*

To help ensure an adequate hot water supply for both the principal unit and the suite, either one large capacity (minimum 60 gallons (227 liters)) or two smaller hot water tanks should be used. If a shared tank is used, pressure balancing valves should be used in all showers in the house.

APPENDIX H - Liquor Primary Licenses Current as of November 27, 2017

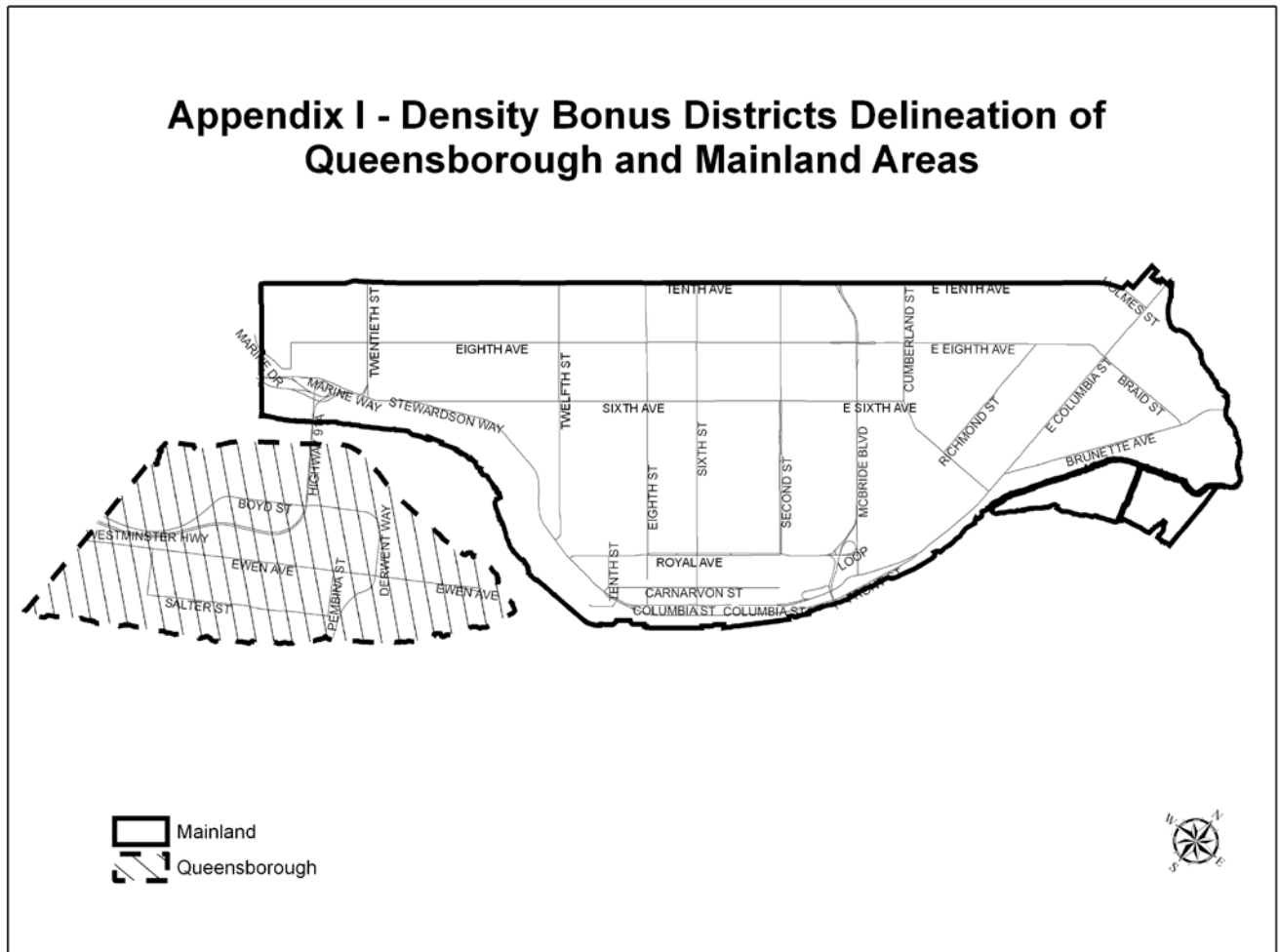
(BYLAW 7946, 2017)

Business Name	Civic Address	Occupant Load	Legal Description
'Brooklyn Tap and Grill'	250 Columbia Street	150	LOT 19 BLOCK 7 PLAN 35154
'Carlos O'Bryan's Pub'	800 Columbia Street	83	LT 2, BLK 3, NWD, PL NWP2620 LOT 2, BLOCK 3, NEW WEST DISTRICT, PLAN NWP2620 LOT 3, BLOCK 3, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, PARCEL A, BLOCK 3, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, (PLAN WITH FEE DEPOSITED 2784F) OF LOT 4, LOT 4, BLOCK 3, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, EXCEPT: PARCEL A (PLAN WITH FEE DEPOSITED 2784F), LOT 1
'The Columbia'	530 Columbia Street	110	LOT 3 EXCEPT: FIRSTLY: THE EASTERLY 2 1/8 INCHES OF SAID LOT 3 HAVING A FRONTAGE OF 2 1/8 INCHES ON COLUMBIA STREET AND A LIKE FRONTAGE ON FRONT STREET AND ADJOINING LOT 4 AND SECONDLY: PART IN PARCEL A (EXPLANATORY PLAN 10518); BLOCK 6 PLAN 2620
'Douglas College'	700 Royal Avenue	847	PARCEL "ONE" EXCEPT: PART DEDICATED ROAD ON PLAN 64777, CITY BLOCKS 24 AND 29 REFERENCE PLAN 60238
'Elks Club of New Westminster'	301-680 Clarkson Street	150	STRATA LOT 63 BLOCK 13 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3317 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
'Fireside Inn Neighbourhood Pub'	421 East Columbia Street	113	LOT 2 "A" SUBURBAN BLOCK 3 PLAN 2771
'Frankie G's Boilerhouse Pub'	305 Ewen Avenue	118	PARCEL A DISTRICT LOT 757 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP40804
'Hops'	50 Eighth Street Alias - 48 Eighth Street	140	LOT 2 BLOCK "G" MERCHANTS SQUARE NEW WESTMINSTER DISTRICT PLAN EPP16991
'Inn at New	900 Quayside Drive	100	LOT 1 DISTRICT LOTS 3980 and 3981 AND

Westminster Quay'			BED OF THE FRASSER RIVER PLAN 74261
'Judge Begbie's Tavern'	607 Columbia Street Alias – 609 Columbia Street	88	PARCEL "B" (REFERENCE PLAN 7025) LOT 18 BLOCK 13 PLAN 2620
'Magnetiq Club Lounge'	445 Columbia Street Alias – 27 Church Street	350	WESTERLY 16 INCHES (EXPLANATORY PLAN 6182) LOT 2 BLOCK 15 PLAN 2620 LOT 1 BLOCK 15 PLAN 2620
'Match Eatery and Public House'	350 Gifford Street	1020	LOT 1 DISTRICT LOT 758 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP13760 EXCEPT PART SUBDIVIDED BY PLAN BCP35830
'The Met Bar and Grill'	411 Columbia Street	98	LOT 4 EXCEPT: PART SUBDIVIDED BY PLAN LMP15327, BLOCK 15 PLAN 2620
'Old Terminal Pub'	115 Twelfth Street	145	LOT "A" (P10967) BLOCK 36 PLAN 6702
'Paddlewheeler Pub'	810 Quayside Drive	301	LOT A DISTRICT LOT 757 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP45063
'Rivers Reach Pub'	320 Sixth Street	242	LOT A SUBURBAN BLOCK 6 NEW WESTMINSTER DISTRICT PLAN 59975
'Roma Hall'	936 Ewen Avenue Alias - 940 Ewen Avenue	120	LOT "A" (X37858E) DISTRICT LOT 757 GROUP 1 PLAN 2160
'Royal Canadian Legion No.2'	631 Sixth Street	145	LOT A SUBURBAN BLOCK 6 NEW WESTMINSTER PLAN 59975
'Royal City Curling Club'	75 East Sixth Avenue	260	LOT 87 SUBURBAN BLOCKS 4 AND 13 PLAN 28208
'Royal Westminster Regiment Messes'	530 Queens	215	NEW WEST DISTRICT GROUP 1 ARMOURIES – TIPPERARY PARK. RESERVED FROM THE GOVERNMENT OF B.C. – UNDER PROVINCIAL ORDER IN COUNCIL NO. 228 JUNE 13 1895.
'Starlight Casino'	350 Gifford Street	5296	LOT 1 DISTRICT LOT 758 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP13760 EXCEPT PART SUBDIVIDED BY PLAN BCP35830
'The Thirsty Duck Pub'	1205 Sixth Avenue Alias – 606 Twelfth Street	107	PARCEL "A" (EXPLANATORY PLAN 9820) OF LOTS 5 and 6 OF LOT 8 SUBURBAN BLOCK 11 PLAN 2620
'Union Jack Public House and Carvery'	525 Seventh Street	113	STRATA LOT 122 SUBURBAN BLOCK 10 STRATA PLAN NW2089 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Dormant Formally known as	140 Sixth Street	780	PARCEL "A" (REFERENCE PLAN 12892) OF THAT PARCEL LYING BETWEEN ROYAL AND QUEENS AVENUES AND SIXTH AND

'Clancy's Pub'		SEVENTH STREETS SHOWN MARKED "SCHOOL" ON PLAN 2620	
Dormant	1110 Ewen Avenue	301	LOT A DISTRICT LOT 757 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP45063
'Queens Motor Hotel'			
Dormant	FLR 7 = 713 Columbia	185	STRATA LOT 8 BLOCK 13 NEW WESTMINSTER DISTRICT STRATA PLAN NW2125 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.
Formally known as 'Westminster Club'			

Appendix I – Density Bonus Districts Delineation of Queensborough and Mainland Areas



Appendix J – Deleted

(BYLAW 8184, 2020)