List of Amendments to Zoning Bylaw No. 6680, 2001

Bylaw	*Date*	*Action*	*Content*
6388	November 19, 2001	To Rezone	To Rezone 1011 Ewen Avenue from (RS-1) to (P-9)
6695	November 26, 2001	To Rezone	To Rezone 717 to 723 Colborne Street from (RM-5A) to (RT-2D) Amending Plan No. 58
6696	November 26, 2001	To Rezone	To Rezone Lower Sherbrooke Lands Amending Plan No. 56
6701	January 14, 2002	To Allow	To Allow properties on the west side of Sixth Street between Queen's Avenue and Fifth Avenue to, as an alternative to the (C-3) Community Commercial Districts (High Rise), Use the (C-3A) Community Commercial Districts (High Rise)
6708	January 14, 2002	To Modify	To Modify Front Yard in (C-1) to read "No front yard shall be required"
6702	January 21, 2002	To Allow	To Allow properties on the west side of Columbia Street East between Braid Street and Hospital Street as an alternative to the (C-3) Community Commercial Districts (High Rise) Use the (C2-A) Community Commercial Districts (Medium Rise)
6714	February 4, 2002	To Modify	To Modify the number of children Permitted to be cared for in single detached dwelling Districts from seven to eight
6716	February 25, 2002	To Create	To Create the Row House (RT-2E) District
6717	February 25, 2002	To Create	To Create the Cluster House (RT-2F) District
6721	March 11, 2002	To Allow	To Allow required off-street parking for residential buildings on another site in Section 400 and 500 (except (CW-1) and (C-4)
6722	March 11, 2002	To Amend	To Amend the (C-8) Columbia Street Historic Comprehensive Development Districts
6723	March 11, 2002	To Amend	To Amend the definition for Hotel and amend Off-Street Parking requirements for Hotels in (C-8) Districts.
6724	March 11, 2002	To Amend	To Amend the (C-8) District to Allow an Increase in Floor Space Ratio with the Use of Brick
6725	March 11, 2002	To Add	To Add Cottage Breweries as a Permitted Use in the (C-8) District
6740	May 27, 2002	To Add	To Add Requirements for the Conformity of Raised Buildings to Side Yard Requirements
6737	June 17, 2002	To Include	To Include Graphics in the Zoning Bylaw
6744	June 17, 2002	To Modify	Modify Off-Street Parking Standards and Residential Parking Standards in (C-4)
6682	June 24, 2002	To Rezone	To Rezone 118 First Street from (RS-1) to (RT-1)
6536	July 15, 2002	To Rezone	To Rezone 513 St. George Street from (RS-1) to (RS-6)
6735	July 15, 2002	To Rezone	To Rezone 815 First Street from (C-1) to (C-2)
6738	July 15, 2002	To Rezone	To Rezone 1406 Hamilton Street from (NR-1) to NR-5)
6652	August 26, 2002	To Amend	To Amend the Residential Density in the (CW-4) District
6759	October 7, 2002	To Rezone	To Rezone Kamloops Street from (RS-2) and (RM-2) to (RM-5A)
6760	October 7, 2002	To Rezone	To Rezone Upper Twelfth Street between 6th Avenue and 10th Avenue from (C-1) and (C-2) to (C2-A)
6770	October 7, 2002	To Rezone	To Rezone 323 Queen's Avenue from (RS-1) to (RS-6)
6772	October 7, 2002	To Add	To Add Live-Work Units to Permitted Uses in (C-4)

Bylaw	*Date*	*Action*	*Content*
6774	October 7, 2002	To Add	To Add Drug Stores as Permitted Use in (C-4A) Zone
6729	October 28, 2002	To Create	To Create Large Format Commercial Districts (C-10) Zone
6731	October 28, 2002	To Rezone	To Rezone 805 Boyd, 865 Boyd, 909 Boyd, 931 Boyd , Lidster Street from (M-2) to (C-10)
6748	November 4, 2002	To Rezone	To Rezone the Former Woodlands Site
6757	November 25, 2002	To Rezone	To Rezone 419 and 417 Thirteenth Street from (RS-2) to (RM-2A)
6781	January 13, 2003	To Rezone	To Rezone 238 First Street from (RS-1) to (RS-6)
6763	January 20, 2003	To Rezone	To Rezone 600 Salter Street from (RQ-1) and (RM-2A)
6803	April 7, 2003	To Rezone	To Rezone 1114 Eighth Avenue from (NR-1) to (NR-5)
6811	April 14, 2003	To Amend	To Amend the (RT-2D) Zone to Single Detached Dwelling Districts (Compact Lots) (RT-2D)
6823	April 28, 2003	To Create	To Create the Light Industrial Mixed Use Districts (M-5)
6765	May 5, 2003	To Rezone	To Rezone 212 St. Patrick Street from (RS-1) to (RS-6)
6827	May 5, 2003	To Amend	To Amend the definition of Casino
6830	May 5, 2003	To Amend	To Amend the (C-3) Districts to allow conversion to residential Use of vacant commercial floor space on upper floors of buildings in (C-3)
6839	May 26, 2003	To Add	To Add Single Detached Dwellings as a Permitted Uses in the (C-3) Zone
6841	May 26, 2003	To Create	To Create Sandringham Avenue Comprehensive Development Districts (RS-CD-1)
6829	June 9, 2003	To Rezone	To Rezone 1510 Hamilton Street from (NR-1) to (NR-5)
6694	June 23, 2003	To Rezone	To Rezone 615 Hamilton, 740 and 760 Sixth Street from (CP-1), (C-1) and (C-2) to (C-3)
6824	June 23, 2003	To Rezone	To Rezone the area on Amending Zoning Plan 63 from (M-1) to (M-5)
6842	June 23, 2003	To Rezone	To Rezone 245 and 249 Sandringham Avenue from (RS-1) to (RS-CD-1)
6762	July 14, 2003	To Rezone	To Rezone 620 Queen’s Avenue from (C-2A) to (RM-2)
6804	July 14, 2003	To Rezone	To Rezone 374 Hospital Street from (RS-1) to (RS-5)
6825	July 14, 2003	To Rezone	To Rezone 838 Twentieth Street from (C-1) to (CS-1)
6850	July 14, 2003	To Add	To Add to (RM-6) Supplementary Plan No. 2 where temporary industrial or commercial Use will be considered
6852	July 14, 2003	To Rezone	To Rezone 1019 Third Avenue from (RS-2) to (RS-6)
6739	August 25, 2003	To Rezone	To Rezone 210, 214, 216 Allen St. and 315, 319, 323 Brunette Avenue from (RS-1) to (P-3) – Parking for Royal Columbian Hospital
6758	August 25, 2003	To Rezone	To Rezone 309 and 311 Brunette Avenue from (RS-1) to (P-3)
6859	September 8, 2003	To Amend	To Amend (RT-2D) Detached Townhouse Districts
6864	September 8, 2003	To Create	To Create (RT-2D) Detached Townhouse Districts to Single Detached Dwelling Districts (Compact Lots)
6797	September 15, 2003	To Rezone	To Rezone 1004, 1010, 1016 Ewen Avenue from (RQ-1) to (RM-2A)
6872	September 29, 2003	To Limit	To Limit Child Care in Single Detached Dwelling Districts
6840	October 20, 2003	To Amend	To Amend the (RQ-1) and (RQ-5) Zoning Schedules
6877	November 17, 2003	To Create	To Create the (RS-CD-2) Richmond Street Comprehensive Development District

Bylaw	*Date*	*Action*	*Content*
6854	November 24, 2003	To Rezone	To Rezone 1 and 8 Renaissance Square from (CW-4) to (RMW-3B) and (P-1) and Modify the (RMW-3B) to Increase Density where Additional Open Space if Provided.
6885	December 1, 2003	To Rezone	To Rezone Lower Sherbrooke Lands from (CP-1) (P-1) and (RS-1) to (RM-5A)
6867	January 12, 2004	To Amend	To Amend the Secondary Suites Design Standards Approval Dates
6895	January 12, 2004	To Amend	To Amend the Definition of Retail Liquor Stores
6886	January 19, 2004	To Create	To Create (RM-CD-1) Keary Street Comprehensive Development Districts
6861	February 9, 2004	To Rezone	To Rezone 809 Milton Street from (RS-2) to (RS-5)
6826	April 19, 2004	To Create	To Create the Neighbourhood Residential Duplex Dwelling Districts (RT-1A)
6845	April 19, 2004	To Create	To Create the Neighbourhood Residential Duplex Dwelling Districts (RT-1A)
6878	May 17, 2004	To Rezone	To Rezone 330 Richmond Street from (RT-1) to (RS-CD-2)
6911	June 7, 2004	To Rezone	To Rezone 1312 Hamilton Street from (NR-1) to (NR-5)
6903	June 28, 2004	To Rezone	To Rezone Unzoned Streets in Block Bounded by Carnarvon, Eighth, Columbia and Tenth Streets to (C-4)
6921	July 5, 2004	To Create	To Create the Queensborough Destination Casino Comprehensive Development Districts (C-CD-1)
6922	July 5, 2004	To Rezone	To Rezone 350 Gifford from (M-2) to (C-CD-1)
6931	July 5, 2004	To Amend	To Amend the Definitions for Live-Work Unit
6862	July 12, 2004	To Rezone	To Rezone 913 to 935 Ewen Avenue and 311 Howes Street from (RQ-1) to (RM-2A)
6934	July 12, 2004	To Create	To Create (RM-2B) Zone and to Rezone 815 First Street from (C-2) to (RM-2B)
6879	August 30, 2004	To Rezone	To Rezone 714 to 722 Hamilton Street from (RS-2) to (RM-4)
6924	September 27, 2004	To Rezone	To Rezone Devoy and Sixth Ave. E. Lane unzoned to (RS-1)
6937	September 27, 2004	To Rezone	To Rezone 500 & 502 Twelfth Street and 1205 & 1209 Fifth Avenue from (RS-2) and (C-1) to (RM-5A)
6915	October 18, 2004	To Rezone	To Rezone 1315 Nanaimo Street from (NR-1) to (NR-5)
6970	November 22, 2004	To Amend	To Amend the (NR-1) and (NR-5) Districts for Localized Depression Requirements
6971	November 22, 2004	To Amend	To Amend Secondary Suites Design Guidelines - Appendix G
6936	December 13, 2004	To Rezone	To Rezone 615 Belmont Street from (C-3) to (C-CD-2)
6939	December 13, 2004	To Create	To Create Belmont Street Comprehensive Development Districts (C-CD-2)
6960	December 13, 2004	To Create	To Create Central Business Districts (with Drug Stores) (C-4DS) and Rezone Columbia Square from (C-4) to (C-4DS) and add methadone clinics as a Permitted Use to the (P-8) Zone
6982	December 13, 2004	To Add	To Add townhouses as a Permitted Use to (RM-4) Zone
6991	February 7, 2005	To Add	To Add drug stores as a Permitted Use into a variety of Commercial Zones

Bylaw	*Date*	*Action*	*Content*
6977	March 7, 2005	To Create	To Create Community Commercial Districts (Medium Rise) (Liquor Store) (C-2L)
6978	March 7, 2005	To Rezone	To Rezone 444 Columbia Street E. to (C-2L)
6718	April 11, 2005	To Rezone	To Rezone Port Royal to (RT-2D), (RT-2E), (RT-2F), (C-2), (P-1), (RMW-2), (RMW-2A), (RM-3)
7004	April 19, 2005	To Create	To Create Community Commercial Districts (Restricted) (Low Rise) (C-2B) and delete Multiple Dwelling Districts (Street Oriented) (RM-2B)
7005	May 16, 2005	To Rezone	To Rezone 815 First Street from (RM-2B) to (C-2B)
7008	May 16, 2005	To Amend	To Amend the Commercial Service Districts (CS-1) to Include as an Permitted Use a Retail Liquor Store
6887	May 30, 2005	To Rezone	To Rezone 200 block Keary St. from (CP-1) and (M-2) (RM-CD-1)
7030	July 11, 2005	To Rezone	To Rezone roadway (for 200 Block Keary St.) to (RM-CD-1)
7027	September 19, 2005	To Rezone	To Rezone 1104 Eighth Avenue from (NR-1) to (NR-5)
7051	October 3, 2005	To Amend	To Amend the (C-3A) Zone rear setback requirements
6980	November 7, 2005	To Create	To Create Columbia Street East Comprehensive Development Districts
6981	November 7, 2005	To Rezone	To Rezone 309, 311 Knox and 411/413 and 415/419 Columbia Street East
7058	November 28, 2005	To Add	To Add Animal Daycare Facility in commercial and industrial Zones
7029	January 16, 2006	To Amend	To Amend the (RM-CD-1) Zone
7072	January 30, 2006	To Remove	To Remove charitable casinos as a Permitted Use from the (C-5) Zone
7079	February 13, 2006	To Amend	To Amend Permitted Uses for Cluster HoUse Districts (RT-2F)
7041	March 6, 2006	To Create	To Create Multiple Dwelling Districts (Downtown) (RM-6C) Zone
7055	March 20, 2006	To Rezone	To Rezone 1110 Dublin from (NR-1) to (RS-6)
7084	April 3, 2006	To Amend	To Amend Definitions for Shipping Containers and to Allow as a Permitted Uses in M-1 and M-2 Zones
7071	April 10, 2006	To Rezone	To Rezone 126 Second Street from (RS-1) to (RS-6)
6925	April 24, 2006	To Rezone	To Rezone 339 Hoult Street and 341 Hoult Street from (RS-1) to (RS-5)
7104	June 19, 2006	To Rezone	To Rezone 100 Richmond Street – Fraser Cemetery from (RS-1) to (P-1)
6810	July 10, 2006	To Rezone	To Rezone a Portion of 204 Dawe Street and the Properties Addressed as 224 and 226 Dawe Street
7106	July 10, 2006	To Amend	To Amend the Secondary Suites General Regulations
7117	July 16, 2006	To Amend	To Amend the Density Transfer System in the (C-8) Zone
7007	August 28, 2006	To Rezone	To Rezone 1201 to 1243 Ewen Avenue from (RQ-1) to (RMCD-2)
7112	November 6, 2006	To Rezone	To Rezone 109 Eighth Avenue (RS-1) (RS-5)
7156	May 7, 2007	To Amend	To Amend Keary Street Comprehensive Development Districts (RM-CD-1)
7162	May 28, 2007	To Create	To Create Victoria Hill Comprehensive Develoment Districts (RM-CD-5) and Rezone 280 Ross Drive
7167	June 25, 2007	To Create	To Create the Central Business Districts (Restricted) (C-4C) and to rezone from (C-4) to C-4C
7161	July 9, 2007	To Rezone	To Rezone 314 Nootka Street from (RS-1) to (RS-5)
7114	July 16, 2007	To Rezone	To Rezone 459 Eighth Avenue East (RS-1) to (RS-5)

Bylaw	*Date*	*Action*	*Content*
7170	July 16, 2007	To Rezone	To Rezone 231 Queen's Avenue from (RS-1) to (RS-6)
7006	August 27, 2007	To Create	To Create the Ewen Avenue Comprehensive Development (RM-CD-2)
7148	September 10, 2007	To Rezone	To Rezone 218 Fourth Street from (RS-1) to (RS-6)
7160	October 1, 2007	To Rezone	To Rezone 316 Fourth Avenue form (RS-1) to (RS-6)
7183	October 22, 2007	To Amend	To Amend the (C-4C) Zone
7203	December 3, 2007	To Include	To Include Scrap Metal Dealers as a Permitted Use in the P-8 Zone
7213	February 4, 2008	To Create	To Create the Comprehensive Development District (E. Fry – 402 East Columbia Street) (CD-16) and to Rezone 402 East Columbia Street
7163	March 31, 2008	To Rezone	To Rezone 1025 Hamilton Street from (NR-1) to (NR-5)
7211	March 31, 2008	To Create	To Create (CD-15) Comprehensive Development District (East Eighth Avenue) and Rezone 343 East Eighth Avenue
7216	March 31, 2008	To Create	To Create (CD-18) Comprehensive Development District (740 Carnarvon Street) and Rezone 740 Carnarvon Street
7177	May 5, 2008	To Rezone	To Rezone 559 Garfield Street from (RS-1) to (RS-5)
7208	May 12, 2008	To Create	To Create (CD-9) Comprehensive Development District (Kelly Street) and Rezone 463 Kelly Street
7202	May 26, 2008	To Rezone	To Rezone 1020 – 1032 Ewen Avenue from (RQ-1) and (C-1) to (C-2A)
7113	June 30, 2008	To Rezone	To Rezone 611 Blackford Street from (RM-2) to (RM-5A)
7145	July 14, 2008	To Create	To Create the C-CD-3 Zone Village at Historic Sapperton Comprehensive Development District
7221	July 14, 2008	To Rezone	To Rezone 1602 Nanaimo Street from (NR-1) to (NR-1) and (NR-5)
7232	July 14, 2008	To Amend	To Amend the Definition of Massage Therapist and Massage Provider
7214	September 29, 2008	To Rezone	To Rezone 707 Eighteenth Street from (NR-1) to (NR-5)
7235	October 6, 2008	To Create	To Create the Comprehensive Development District (Trapp Block) (CD-19) and Rezone from (C-8) to (CD-19)
7258	November 3, 2008	To Remove	To Remove from the (C-4B) Districts the words "Facilities ancillary to gaming" and Substitute the Word "Marinas" and to Delete the Riverboat Casino District (CRC-1)
7272	November 24, 2008	To Modify	To make changes to automobile and bicycle parking regulations
7294	January 12, 2009	To Amend	To Amend Attached Accessories Building Regulations in One and Two Dwelling Districts
7284	January 26, 2009	To Amend	To Amend Permitted Uses in (M-5) to add Child Care at 1001 Royal Avenue
7273	February 12, 2009	To Amend	To Amend for Liquor Primary Licensed Premises
7304	April 27, 2009	To Add	To Add Temporary Use Permits in the Downtown Neighbourhood
7295	June 1, 2009	To Rezone	To Rezone 809 and 815 Second Street from (RS-1) to (RS-5)
7299	June 15, 2009	To Rezone	To Rezone 607 Columbia Street for Primary Liquor Licensed Premises
7110	June 22, 2009	To Create	To Create Third Street Comprehensive Development Districts (P-CD-1)
7111	June 22, 2009	To Rezone	To Rezone 101 Third Street from (RS-2) to (P-CD-1)
7276	July 13, 2009	To Amend	Amendment to Definitions Section and (P-8) for Firearms
7315	September 21, 2009	To Rezone	To Rezone 409 Boyne Street from (M-2) and unzoned to (M-1)

Bylaw	*Date*	*Action*	*Content*
7331	September 21, 2009	To Create	To Create Comprehnsive Development Districts (Westminster Peir)(CD-27) and to Rezone 224 Front Street to CD-27
7306	October 5, 2009	To Rezone	To Rezone 401 Jardine Street from (M-2) to (M-1)
7334	November 9, 2009	To Amend	To Amend the Method for Measuring Building Height, Height Datum and Height of Building
7357	November 23, 2009	To Amend	To Amend Horizontal Bicycle Parking Spaces Requirements
7250	February 8, 2010	To Create	To Create Comprehensive Development Districts (1130 Ewen Avenue) (CD-21)
7251	February 8, 2010	To Rezone	To Rezone 1130 Ewen Avenue from (RQ-1) to (CD-21)
7387	April 12, 2010	To Include	To Include Temporary Use Permits in All Zoning Districts and Include Requirements for Temporary Use Permits
7389	May 3, 2010	To Rezone	To Rezone Port Royal Phase 4a and a Portion of the City Walkway from (RMW-2A) to (P-1) and (P-1) to (RMW-2A), Respectively to Move the Location of the Walkway
7374	June 14, 2010	To Amend	To Amend Multiple Dwelling Residential and Commercial Parking Requirements
7392	June 14, 2010	To Include	To Include Density Bonuses in All Eligible Townhouse and Low Rise Residential Apartment Zones
7201	July 12, 2010	To Create	To Create Garfield Transitional Housing Comprehensive Development Districts (RM-CD-6) and rezone 1105 Royal Avenue from (M-1) to (RM-CD-6)
7395	July 12, 2010	To Amend	To Amend Appendix H – Liquor Primary Licensed Premises to remove 401 Columbia Street and 530 Columbia Street to the List
7385	August 30, 2010	To Amend	To Amend the (C-4C) Zone to Have Two Lots Considered One
7405	August 30, 2010	To Create	To Create Parks Districts (P-10) and Rezone 510 and 730 Ewen Avenue to (P-10)
7147	September 13, 2010	To Rezone	To Rezone 514 Garfield Street from (RS-1) to (RS-5)
7394	September 20, 2010	To Create	To Create Comprehensive Development Districts (1408 Fifth Avenue) (CD-29) and Rezone 1408 Fifth Avenue from (RS-2) to (CD-29)
7417	October 18, 2010	To Rezone	To Rezone a Portion of the Lane in the 500 Block of Sixth Avenue to (CP-1)
6860	November 1, 2010	To Rezone	To Rezone 834 and 836 Thirteenth Street from (NR-1) to (NR-5)
7308	November 1, 2010	To Allow	To Allow Beverage Container Return Depots as Accessory Use in (C) Districts and to Allow as a Primary Use not Located in Close Proximity to the Downtown and Requirements for Multi-Unit residential Recycling Areas
7420	December 13, 2010	To Create	To Create the (RT-3) and (RT-3A) Zoning Districts
7429	December 13, 2010	To Create	To Create Comprehensive Development Districts (215 Brookes Street) (CD-32)
7430	December 13, 2010	To Create	To Create Comprehensive Development Districts (245 Brookes Street) (CD-33)
7441	December 13, 2010	To Modify	To Make Housekeeping Changes to the Parking Regulations in Section 150

Bylaw	*Date*	*Action*	*Content*
7402	January 10, 2011	To Rezone	To Rezone 713 Fourteenth Street from (NR-1) to (NR-5)
7437	January 10, 2011	To Amend	To Amend Garage Heights in RS and RT Zoning Districts
7447	January 17, 2011	To Amend	To Amend the Comprehensive Development District (Village at Historic Sapperton) (C-CD-3) To Permit Addition “General Office” Uses
7013	January 24, 2011	To Allow	To Allow a Music School at 209 East Columbia Street
7023	January 24, 2011	To Allow	To Allow A Retail Liquor Store in the (C-10) Zoning District
7452	February 21, 2011	To Rezone	To Rezone from P-1 to P-2 for Schools
7227	March 7, 2011	To Rezone	To Rezone 419 – 423 Eighth Street from (RS-2) to (RM-2)
7245	March 7, 2011	To Create	To Create Comprehensive Development District (246 Sixth Street) (CD-20) and Rezone 246 – 258 Sixth Street
7457	March 28, 2011	To Amend	To Amend the Comprehensive Development District (Village at Historic Sapperton) (C-CD-3) To Reallocate Density Between Brewery District Subareas.
7454	April 11, 2011	To Rezone	To Rezone 1029 Hamilton Street from (NR-1) to (NR-5)
7460	May 30, 2011	To Amend	To Amend the (C-1) Zone to Allow Animal Grooming Facilities
7464	June 28, 2011	To Include	To Include Adaptable Housing Requirements
7421	July 11, 2011	To Create	To Create Comprehensive Development District (309 -315 Ward Street) (CD-34) and To Rezone 315 Ward Street
7467	July 11, 2011	To Create	To Create the Comprehensive Development District (502 Fifth Avenue) (CD-38) and to Rezone 502 Fifth Avenue
7267	August 11, 2011	To Rezone	To Rezone Properties on Agnes Street, Elliot Street and Albert Crescent.
7264	August 29, 2011	To Create	To Create Comprehensive Development District (Albert Crescent) (CD-24)
7309	September 11, 2011	To Create	To Create Comprehensive Development District (Jardine Street) (CD-25) and Rezone 303, 305 and 307 Jardine Street
7480	October 17, 2011	To Remove	To Remove Landscaping Requirements for Child Care Facilities
7463	October 31, 2011	To Create	To Create the Comprehensive Development District (125 Columbia Street) (CD-37) and to Rezone 125 Columbia Street
7494	November 28, 2011	To Amend	To Amend Building Encroachment Regulations
7466	January 23, 2012	To Amend	To Amend the (C-4) Zone to Allow the Expansion of the Provision of Parking on Alternate Sites
7478	January 23, 2012	To clarify	To Clarify Drive-In and Drive-Through Restaurant Regulations
7407	March 5, 2012	To Rezone	To Rezone 777 Columbia Street from (C-8) to (CD-35) for Multi Use Civic Facility
7470	March 26, 2012	To Amend	To Amend the (CD-19) Zone to Change Height, Density, Site Coverage and Building Width.
7365	April 2, 2012	To Create	To Create Comprehensive Development District (1932 Eighth Avenue) (CD-28) and to Rezone 1932 Eighth Avenue from (NR-1) to (CD-28)
7510	April 23, 2012	To Remove	To Remove Commercial Uses from the (M-1) Zone
7525	June 25, 2012	To Amend	To amend the CD-29 Zone to allow 20 before and after school child care spaces
7535	August 27, 2012	To Rezone	To Rezone 317 Princess Street from (RS-1) to (RS-5)

Bylaw	*Date*	*Action*	*Content*
7490	October 1, 2012	To Rezone	To Rezone area of the streets surrouding 777 Columbia Street (Anvil Centre) from (C-8) to (CD-35)
7540	October 1, 2012	To Amend	To amend the C-4A district to include Business and Professional Offices and Commercial Schools.
7537	December 3, 2012	To Amend	To amend NR-1, NR-2, NR-3, NR-5 districts to update the method for calculating Floor Space Ratio for building older than 1997 and to update internal references in all Single Detached Dwelling Disticts.
7542	December 10, 2012	To Rezone	To Rezone 26 East Royal Avenue from (RM-5A) to (CD-40) and create the Comprehensive Development District (26 East Royal Avenue) (CD-40) district.
7542	December 10, 2012	To Rezone	To rezone 26 East Royal Avenue from (RM-5A) to (CD-40).
7532	February 18, 2013	To Rezone	To Rezone 295 Francis Way from (P-3) to (CD-26) and create the Comprehensive Development Districts (295 Francis Way)(CD-26) district.
7573	April 8, 2013	To Rezone	To rezone 509 Saint George from (RS-1) to (CD-46).
7554	May 27, 2013	To Rezone	To rezone 737 Carnarvon Street from (C-4) to (CD-44).
7600	July 8, 2013	To Rezone	To rezone 307 Boyne St from (RQ-1) to (CD-48).
7601	August 26, 2013	To Rezone	To rezone 1308 and 1310 Ewen Avenue from (RQ-1) to (CD-49).
7406	September 23, 2013	To Rezone	To rezone 306 Wood Street from (RQ-1) to (P-10)
7624	September 30, 2013	To Amend	To amend regulations governing through sites.
7623	September 30, 2013	To Amend	To amend RQ-1 and RQ-5 to clarify covered decks and porches on first level of homes.
7615	September 30, 2013	To Amend	To amend regulations for shipping container and outdoor storage.
7614	September 30, 2013	To Amend	To amend include regulations for grade transition and retaining walls.
7602	October 21, 2013	To Rezone	To rezone 467 East Eighth Avenue from (RS-1) to (RS-5).
7274	October 21, 2013	To Rezone	To rezone a portion of 180 Ewen Avenue from (RT-2F) to (RMW-2A).
7653	February 24, 2014	To Amend	To amend the C4-C district to clarify allocation of density
7632	February 24, 2014	To Amend	To amend the M-2 district to allow production of medical marihuana
7655	April 14, 2014	To Rezone	To rezone 487 East Eighth Ave from RS-1 to RS-5
7678	April 28, 2014	To Amend	To amend M-1 to allow assembly fabrication and finishing of materials and products within an enclosed building
7652	May 5, 2014	To Rezone	To rezone 57 Seventh Ave from RS-1 to CD-36
7644	May 12, 2014	To Rezone	To rezone 260 Salter Street from RT-2F CD-51
7646	June 23, 2014	To Rezone	To rezone 260 Twelfth Street from M-1 to P-2
7567	June 23, 2014	To Rezone	To rezone 702 Salter Street from RQ-1 to RT-3
7550	June 23, 2014	To Rezone	To rezone 273 and 275 Sherbrooke to CD-45
7677	August 25, 2014	To Rezone	To rezone 1308 Fifth Avenue from RS-2 to CD-23
7697	September 16, 2014	To Amend	To amend regulations to Implement Density Bonus Program Phase 2
7689	September 16, 2014	To Amend	To amend parking requirement for the Downtown
7688	September 16, 2014	To Amend	To amend regulations to include incentives for secured market rental housing
7700	9/29/2014 **RESCINDED**	To Rezone	To rezone 1005 Ewen Avenue from unzoned to C-1 and 1050 Boyd Street from unzoned to M-1

Bylaw	*Date*	*Action*	*Content*
7659	September 29, 2014	To Rezone	To rezone 36 South Dyke Road from RQ-1 to RT-3A and P-10
7699	October 6, 2014	To Rezone	To rezone 1102 Eighth Avenue from NR-1 to NR-5
7719	November 3, 2014	To Rezone	To rezone 1026 Cornwall Street from RS-2 to RS-5
7676	November 3, 2014	To Rezone	To rezone 57 Sixth Street from C-4 to CD-56
7675	November 3, 2014	To Rezone	To rezone 660 Quayside Drive from C-4A to CD-55
7636	November 3, 2014	To Rezone	To rezone 1209 and 1211 Fourth Avenue from RS-2 to CD-41
7645	November 3, 2014	To Rezone	To rezone 41 and 175 Duncan Street from M-1 to CD-42, CD-43, M-2 and P-10
7651	November 3, 2014	To Rezone	To rezone 300 Salter Street and 350 Salter Street from RT-2F to CD-53
7715	November 3, 2014	To Rezone	To rezone 728 Ewen Avenue and 734 Ewen Avenue from RQ-1 to RT-3
7716	November 3, 2014	To Rezone	To rezone 746 Ewen Avenue from RQ-1 to RT-3A
7717	November 3, 2014	To Rezone	To rezone 1110 Ewen Avenue from C-7 to CD-58 and RT-3
7718	November 3, 2014	To Rezone	To rezone 1016 - 1022 Fourth Avenue from RS-2 to CD-47
7723	November 3, 2014	To Rezone	To rezone 620 Salter Street from RQ-1 to RT-3
7625	February 2, 2015	To Rezone	To rezone 326 Hospital Street from RS-2 to CD-39
7722	February 23, 2015	To Rezone	To rezone 1000 Quayside Dr to CD-60
7743	April 13, 2015	To Amend	To amend single detached districts to limit the number of plumbing fixtures in accessory buildings
7741	June 1, 2015	To Amend	To amend zoning bylaw to require family friendly units
7740	August 4, 2015	To Rezone	To rezone 314 Agnes Street from RS-2 to CD-63
7756	June 1, 2015	To Amend	To amend definition of commercial school
7758	July 6, 2015	To Rezone	To rezone 646 Ewen Avenue from C-1 to RQ-1
7760	September 28, 2015	To Rezone	To rezone 328 Holmes Street from RS-1 to RS-5
7765	July 6, 2015	To Amend	To amend requirements for commerical uses above grade
7767	July 13, 2015	To Amend	To amend several housekeeping items
7779	October 5, 2015	To Amend	To amend several housekeeping items
7785	November 2, 2015	To Amend	To amend C-2A zoning to allow animal boarding at 800 Twelfth Street
7827	April 25, 2016	To Amend	To add automobile repair not in a retail store to (C-10) for Queensborough Landing
7764	June 20, 2016	To Rezone	To rezone 900 Carnarvon Street from C-4C to CD-61
7841	July 4, 2016	To Amend	To amend the existing Village at Historic Sapperton Comprehensive Development Districts (C-CD-3) zoning for the Brewery District Site
7823	August 29, 2016	To Rezone	To rezone Queensborough Special Study Area from M-1 to RT-3A, RQ-1, CD-64 and CD-65
7862	August 29, 2016	To Amend	To replace "Retail stores, excluding drug stores" with "Retail stores" in C-CD-3 and C-2L (to allow drug stores at 415 and 444 E Columbia St)
7818	October 24, 2016	To Rezone	To rezone Twelfth Street & Fifth Avenue from C-1 to CD-62
7832	November 7, 2016	To Rezone	To rezone 1209 Hamilton Street from RT-1A to CD-66
7837	November 21, 2016	To Rezone	To rezone 100 Braid Street from M-1 to CD-67
7780	December 5, 2016	To Amend	To amend Section 1063 (CD-63) (318 and 328 Agnes Street)
7899	March 27, 2017	To Rezone	To rezone Hasting Street Unzoned Right of Way to RS-2
7907	May 29, 2017	To Rezone	To rezone 1002-1020 Auckland Street from M-5 to CD-69
7833	May 29, 2017	To Rezone	To rezone 518 Ewen Avenue from C-1 to RQ-1

Bylaw	*Date*	*Action*	*Content*
7905	June 12, 2017	To Rezone	To rezone 260 Twelfth Street from P-2 to CD-68
7778	June 12, 2017	To Amend	To amend Section 710 M-1 Light Industrial Districts by adding a caretaker accessory suite
7796	July 10, 2017	To Rezone	To rezone 430 Boyd Street, 350 Stanley Street, 354 Stanley Street and an unzoned parcel from M-1 to RT-3
7840	July 10, 2017	To Rezone	To create Queensborough Townhouse Districts RT-3B and rezone 602 Ewen Avenue, 620 Ewen Avenue and 257 Boyne Street from RQ-1 and C-1 to RT-3B
7893	August 28, 2017	To Amend	To make housekeeping changes (add Animal Daycare to s.510.3.2, replace Appendix H, and add Child Care Accessory Use to s.120.148 and 120.151)
7917	August 28, 2017 **RESCINDED**	To Rezone	Zoning Amendment Bylaw to Rezone 1102, 1110, 1116 and 1122 Salter Street to CD-71, RT-3A, RT-2E, RT-2D and P-10 for 78 Residential Units
7920	September 11, 2017 **RESCINDED**	To Rezone	Zoning Amendment Bylaw to Rezone 630 Ewen Avenue from RQ-1 to CD-70 for 5 Unit Residential Building (WINGS)
7936	October 2, 2017	To Amend and Rezone	Zoning Amendment Bylaw (Infill Housing) to add Laneway and Carriage Houses as Permitted Uses to RD and RGO in the New OCP Regulations for Density Height and Required Parking and also adds new zoning district for infill Townhouses and Rowhouses
7923	October 16, 2017	To Rezone	Zoning Amendment Bylaw to Rezone 43 Hastings Street and Portion of Adjacent Land from RS-2 to CD-73 Comprehensive Dwelling District (43 Hastings Street) Affordable Housing
7944	November 6, 2017 **RESCINDED**	To Amend and Rezone	Zoning Amendment Bylaw to Rezone 420 Boyne Street and former Lane at Rear to M-2 and adding Civic Facilities including animal shelter to the M-2 District
7946	November 27, 2017	To Amend	Zoning Amendment Bylaw for 800 Columbia Street Liquor Primary Licensed Premises – Update Appendix H
7947	November 27, 2017	To Amend	Zoning Amendment Bylaw (Density Bonus Rates Update 2018)
7937	December 4, 2017	To Amend	Zoning Amendment Bylaw (Youth in Foster Care) and Transitioning from Foster Care
7948	January 8, 2018	To Rezone	Rezone 232 Lawrence Street from (RQ-1) to CD-74 Comprehensive Dwelling Districts (232 Lawrence Street) - Child Care Facility
7953	February 5, 2018	To Amend	Passive Design Exclusion amendments to RS-1, NR-1 and RQ-1
7966	February 19, 2018	To Amend	Text amendments re the Retail Sale of Cannabis
7981	February 19, 2018	To Amend	Zoning Amendment to amend (M-1) to increase seating capacity to 50 for Lounge Endorsement Area (1319 Third Avenue)
7915	March 5, 2018	To Rezone	To rezone 229 Eleventh Street from RS-1 to Comprehensive Development Districts (229 Eleventh Street) (CD-81)
7924	March 5, 2018	To Amend	Various housekeeping text amendments
7959	May 28, 2018	To Rezone	To rezone 220 Carnarvon Street from RM-6A to P-3

Bylaw	*Date*	*Action*	*Content*
8024	June 19, 2018	To Rezone	To add the Queen's Park Advanced Category House definition, create the (RS-4) Zone and rezone some properties in the Queen's Park neighbourhood
8022	July 9, 2018	To Create and Rezone	To Create Comprehensive Development District (838 Ewen Avenue) (CD-83) and rezone 838 Ewen Avenue
7974	July 25, 2018	To Create and Rezone	To create Comprehensive Development District (813 Carnarvon Street) (CD-76) (DB) and rezone 813 Carnarvon Street
7996	August 27, 2018	To Create and Rezone	To create Comprehensive Development District (CD-78) and rezone 228 and 232 Sixth Street
7995	August 27, 2018	To Create and Rezone	To create Comprehensive Development District (CD-79) and rezone 406, 408, 410 and 412 East Columbia Street
7983	August 27, 2018	To Amend and Rezone	To delete Section 1043 (CD-43), replace Section 1042 (CD-42) and rezone 41 and 175 Duncan Street
8011	September 17, 2018	To Create and Rezone	To create Comprehensive Development District (CD-82) and rezone 1084 Tanaka Court
7949	September 17, 2018	To Create and Rezone	To create Comprehensive Development District (CD-72) and rezone 618 Carnarvon Street
8043	September 17, 2018	To Amend	Cannabis Regulations text amendments
8036	October 1, 2018	To Amend and Rezone	To amend permitted uses in the Heavy Industrial Districts (M-2) zone and rezone a portion of land at 420 Boyne Street
8040	October 1, 2018	To Amend	Electric Vehicle Charging Infrastructure in Residential Buildings text amendments
8033	November 5, 2018	To Rezone	To rezone 1050 Boyd Street to Light Industrial Districts (M-1) and 1005 Ewen Avenue to Local Commercial Districts (C-1)
8034	December 3, 2018	To Create and Rezone	To create Comprehensive Development Districts (1102 Salter Street) (CD-71) and rezone two properties to CD-71, plus rezone four other properties
8078	January 28, 2019	To Amend and Rezone	To add the Residential Rental Tenure definition and rezone 18 properties so that they are limited to residential rental tenure
8067	February 25, 2019	To Amend	To amend the Infill Housing portions of Parts 3 and 4
8101	April 29, 2019	To Amend	Text amendment to M5 Zone re Utilities and communications facilities
8035	May 27, 2019	To Rezone	To rezone 630 Ewen Avenue to CD-70
8123	June 10, 2019	To Amend	To amend the definition "Residential Rental Tenure" and affirm the rental tenure zoning of six properties
8109	June 24, 2019	To Rezone	To zone 710 Twelfth Street as a Cannabis Retail Location
8111	June 24, 2019	To Rezone	To zone 532 Sixth Street as a Cannabis Retail Location
8099	July 8, 2019	To Create and Rezone	To create Comprehensive Development District CD-86 and rezone 1209-1217 Eighth Avenue
8092	July 8, 2019	To Rezone	To rezone a Closed Road in the Queensborough Eastern Neighbourhood Node to RT-3A (changes to zoning map only)
8113	August 26, 2019	To Rezone	To rezone 315 Mercer Street to (CD-65) and 326 Mercer Street to (CD-64) (changes to zoning map only)
8140	September 30, 2019	To Rezone	To zone 805 Boyd Street as a Cannabis Retail Location

Bylaw	*Date*	*Action*	*Content*
7997	October 7, 2019	To Create and Rezone	To create Comprehensive Development District (CD-80) and rezone 616 and 640 Sixth Street
8107	October 28, 2019	To Rezone	To zone 71 Sixth Street as a Cannabis Retail Location
8108	October 28, 2019	To Rezone	To zone 540 Ewen Avenue as a Cannabis Retail Location
8100	October 28, 2019	To Amend	Electrical utilites added to the permitted uses of 886 Boyd Street in Light Industrial Districts (M-1)
8022	July 9, 2018	To Create and Rezone	To create Comprehensive Development District (CD-83) and rezone 838 Ewen Avenue
8175	January 27, 2020	To Rezone	To Rezone properties from Single Detached Residential Districts (Queen's Park) (RS-4) to Duplex Districts (RT-1): 118 Park Row, 111 First Street, 115 & 177 First Street (changes to zoning map only)
8176	February 24, 2020	To Create and Rezone	To create Comprehensive Development District (CD-91) and rezone 719 Colborne Street
8172	June 22, 2020	To Amend	Miscellaneous amendments to improve clarity and consistency, and correct numbering, numerical conversion and grammatical inconsistencies
8184	June 22, 2020	To Amend	Stage 1, Sustainable transportation-related changes throughout
8206	June 22, 2020	To Amend	Allows conversion of parking spaces to outdoor seating for restaurants, cafés, etc. Effective until January 1, 2021, after which it is deleted
8180	June 22, 2020	To Create and Rezone	To create Comprehensive Development District (2223 Ninth Avenue) (CD-92) and rezone 2223 Ninth Avenue
8164	July 13, 2020	To Amend	To amend various sections of the Village at Historic Sapperton Comprehensive Development Districts (C-CD-3) (Part 582)
8189	September 14, 2020	To Rezone	To rezone 45 East Eighth Avenue from Single Detached Residential Districts (RS-1) to Infill Townhouse and Rowhouse Residential Districts (RT) (changes to Zoning Map only)
8215	September 28, 2020	To Amend	Amendment to section 190.48.2 regarding Cannabis Edibles
8218	September 28, 2020	To Amend	To remove 532 Sixth Street from the table of Cannabis Retail Locations in section 190.48.1
8217	September 28, 2020	To Amend	To add 320 Sixth Street to the table of Cannabis Retail Locations in section 190.48.1
8188	November 30, 2020	To Amend and Rezone	To rezone 909 First Street from Duplex Districts (RT-1) to Infill Townhouse and Rowhouse Residential Districts (RT) and add Locked-in Lot provisions as section 405.12
8087	December 14, 2020	To Amend and Rezone	To amend the regulations for "Commercial Waterfront Districts (Limited) (CW-2) Zone and rezone 34 South Dyke Road
8246	January 4, 2021	To Amend	Allows conversion of parking spaces to outdoor seating for liquor primary licensed premises, lounge endorsement areas, restaurants or cafés (effective until January 31, 2022, after which it is deleted)
8214	January 4, 2021	To Amend	Adding Self-Improvement School to the C-10 Zoning District
8227	February 8, 2021	To Create, Rezone and Amend	To create Comprehensive Development District (CD-93), rezone 457 East Columbia Street to CD-93, and add Capital City Arcade to Liquor Primary Licensed Establishments (Appendix H)

Bylaw	*Date*	*Action*	*Content*
8139	March 1, 2021	To Create and Rezone	To create new Comprehensive Development District (CD-88) and rezone 837 and 841 Twelfth Street to CD-88
8255	March 22, 2021	To Amend	Add The Metro Events Inc. to Liquor Primary Licensed Establishments (Appendix H)
8250	March 29, 2021	To Amend	Add Cannabis Production Facilities as allowed use at 1135 Tanaka Court (Light Industrial District) (M-1))
8211	March 29, 2021	To Amend	Changes to Comprehensive Development District (Braid Street) (CD-67) in regard to Urban Academy
8257	May 31, 2021	To Amend	To increase the lounge endorsement area occupant load at 1319 Third Avenue to 100 persons (with the indoor area not exceeding 89 persons)
8256	June 7, 2021	To Amend	To add North Root Cannabis (416 East Columbia Street) to section 190.48.1
8245	June 7, 2021	To Amend	To make changes to Comprehensive Development District (Braid Street) (CD-67)
8213	July 12, 2021	To Create and Rezone	To create Comprehensive Development District (CD-90) and rezone 330 E. Columbia (Royal Columbian Hospital) to CD-90
8154	August 30, 2021	To Create and Delete	To establish Secondary Suite Requirements an delete Appendix G (Design Standards and Guidelines for Secondary Suites)
8260	September 27, 2021	To Create and Rezone	To create Comprehensive Development District (CD-75) and rezone 823-841 Sixth Street
8266	September 27, 2021	To Amend, Create and Rezone	To replace section 120.64 with a new definition for "Duplex," create Comprehensive Development District (CD-77), and rezone 819 Milton Street
8225	October 4, 2021	To Amend	Miscellaneous amendments to improve clarity and consistency, and correct numbering, numerical conversion and grammatical inconsistencies
8265	November 1, 2021	To Create and Rezone	To create Comprehensive Development District (CD-84) and rezone 733 Thirteenth Street
8231	January 31, 2022	To Amend	Amendments to Part 150 Off-Street Bicycle Parking Regulations
8287	February 28, 2022	To Amend	Miscellaneous amendments to improve clarity and consistency, and correct numbering, numerical conversion and grammatical inconsistencies
8282	February 28, 2022	To Create and Rezone	To create Comprehensive Development District (CD-50) and rezone 350-366 Fenton Street
8284	February 28, 2022	To Create and Rezone	To create Comprehensive Development District (CD-94) and rezone 60-68 Sixth Street
8286	February 28, 2022	To Amend	To add a "Crisis Response Use" definition and amend general regulations and parking regulations with this use
8317	April 11, 2022 REPEALED see Bylaws 8353, 2022 and 8357, 2022	To Amend	To add parking reductions for patios

Bylaw	*Date*	*Action*	*Content*
8325	June 13, 2022 REPEALED see Bylaws 8353, 2022 and 8356, 2022	To Create and Rezone	To create Comprehensive Development District (CD-97) and rezone 122 Eighth Avenue
8323	June 13, 2022 REPEALED see Bylaws 8353, 2022 and 8354, 2022	To Create and Rezone	To create Comprehensive Development District (CD-17) and rezone 817 St. Andrews Street
8341	June 27, 2022	To Amend	To add Massey Theatre Society to Appendix H (Liquor Primary Licensed Establishments)
8351	June 30, 2022	To Rezone	To rezone one portion of highway to Comprehensive Development Districts (Mercer High Street) (CD-64) and another portion of highway to Comprehensive Development Districts (Neighbourhood Oriented Commercial and Residential Mixed Use) (CD-65)
8353	August 29, 2022	To Repeal	To repeal Zoning Amendment Bylaw (Parking Reductions for Patios) No. 8317, 2022; Zoning Amendment Bylaw (817 St. Andrews Street) No. 8323, 2022; and Zoning Amendment Bylaw (122 Eighth Avenue) No. 8325, 2022
8345	August 29, 2022	To Create and Rezone	To create Comprehensive Development District (CD-95) and rezone 1321 Cariboo Street
8357	August 31, 2022	To Amend	To insert new section 140.12.1 to permit parking reductions for patios (bylaw passed to correct an administrative error in Bylaw No. 8317, 2022)
8354	August 31, 2022	To Create and Rezone	To create Comprehensive Development District (CD-17) and rezone 817 St. Andrews Street (bylaw passed to correct an administrative error in Bylaw No. 8323, 2022)
8356	August 31, 2022	To Create and Rezone	To create Comprehensive Development District (CD-97) and rezone 122 Eighth Avenue (bylaw passed to correct an administrative error in Bylaw 8325, 2022)
8324	August 31, 2022	To Create and Rezone	To create Comprehensive Development District (CD-96) and rezone 337 & 339 Keary Street
8348	September 26, 2022	To Amend	To make various text amendments to Comprehensive Development District (616 and 640 Sixth Street) (CD-80)
8373	February 27, 2023	To Create and Rezone	To create Comprehensive Development District (CD-99) and rezone 228 Seventh Street
8398	June 30, 2023	To Create and Rezone	To create Comprehensive Development District (CD-106) and rezone 422 Sixth Street
8396	August 28, 2023	To Amend	To amend Off-Street Vehicle Parking regulations for Multiple Dwellings
8404	October 16, 2023	To Create and Rezone	To create Comprehensive Development District (CD-102) and rezone 376 Keary Street
8418	October 30, 2023	To Create and Rezone	To create Comprehensive Development District (CD-104) and rezone 902 First Street

Bylaw	*Date*	*Action*	*Content*
8416	December 11, 2023	To Create and Rezone	To create Comprehensive Development District (CD-101) and rezone 808 Royal Avenue
8390	February 26, 2024	To Create and Rezone	To create Comprehensive Development District (CD-103) and rezone 810 Agnes Street, and to rezone 824 Agnes Street to Parks Districts (P-10)
8429	April 8, 2024	To Create and Rezone	To create Comprehensive Development District (CD-109) and rezone 145-209 East Columbia Street
8402	April 8, 2024	To Create and Rezone	To create Comprehensive Development District (CD-98) and rezone 1032 & 1036 St. Andrews Street
8436	April 8, 2024	To Amend	To implement routine miscellaneous amendments which address inconsistencies, provide clarification, remove redundancy, correct administrative errors and provide updates
8400	May 6, 2024	To Create and Rezone	To create Comprehensive Development District (CD-107) and rezone 909-915 Twelfth Street
8443	May 6, 2024	To Amend	To amend the definition of "Retail liquor store" to allow a stand-alone retail liquore store at 800 Twentieth Street (alias 812 Twentieth Street)
8397	May 27, 2024	To Rezone	To rezone 114 & 118 Sprice Street to Single Detached Dwelling Districts (Compact Lots) (RT-2D)
8453	June 24, 2024	To Amend	To amend the Zoning Bylaw to implement the requirements of Provincial Bill 44 (Small Scale Multi-unit Housing) and Bill 47 (Transit Oriented Areas)
8450	July 8, 2024	To Rezone	To rezone 310 Blackley Street to Queensborough Townhouse Districts (RT-3A)
8466	August 26, 2024	To Create and Rezone	The create Comprehensive Development District (CD-111) and Rezone 1923 & 1927 Marine Way
8452	August 26, 2024	To Create and Rezone	To create Comprehensive Development District (CD-85) and Rezone 1005 Ewen Avenue
8486	November 18, 2024	To Amend	To amend the Zoning Bylaw to implement the requirements of the City's Family Friendly Housing Policy
8494	November 18, 2024	To Amend	To amend the Zoning Bylaw to add Electric Vehicle Ready Requirements for New, Non-Residential Buildings
8375	January 13, 2025	To Create and Rezone	To create Comprehensive Development District (CD-100) and Rezone 102/104 Eighth Avenue and 728 First Street
8502	February 10, 2025	To Amend	To add a definition and new General Regulations section for "Non-Profit Housing Development" and amend various parking regulations
8411	February 24, 2025	To Amend	To add definitions for "Animal Boarding" and "Delivery and Express Facility" and add new uses to the Large Format Commercial Districts (C-10) zone to permit a variety of uses at 805 Boyd Street
8484	March 10, 2025	To Rezone	To rezone 1084 Tanake Court to Light Industrial Districts (M-1)
8495	May 5, 2025	To Amend	To implement routine miscellaneous amendments which address inconsistencies, provide clarification, remove redundancy, correct administrative errors and provide updates

Bylaw	*Date*	*Action*	*Content*
8519	May 5, 2025	To Amend	To require the provision of personal storage space for residents in multiple unit residential buildings
8518	May 26, 2025	To Amend	To remove mini-storage as permitted uses within the Light Industrial Districts (M-1) (except for 1084 Tanaka Court), Light Industrial Mixed Use Districts (M-5) (except for 1013, 1017 and 1019 Royal Avenue), and Commercial Industrial Districts (CM-1)
8394	November 17, 2025	To Create and Rezone	To create Comprehensive Development District (CD-118) and rezone 102-128 East Eighth Avenue and 721 Cumberland Street
8543	January 12, 2026	To Amend	A Bylaw to regulate vape stores. To add a Retail Sale of Vape Products (age-restricted premises) definition and to add a new section for Retail Sale of Vape Products.
8528	February 23, 2026	To Amend	Zoning Amendment Bylaw (Non-Profit Housing Development, Phase 2). To replace section 190.54.1 by adding new designations, and to add a new section on Conditions of Use, and to amend the table in section 150.3 to allow for further spaces per dwelling unit.
8520	February 23, 2026	To Amend	Retail Sale of Cannabis (416 East Columbia Street) delete "North Root Cannabis from Section 190.48.1
8524	February 23, 2026	To Amend and to Create	Zoning Amendment Bylaw for Townhouse Zoning Update and to create Townhouse Residential District RT-A and Townhouse Residential District RT-B
8530	February 23, 2026	To Amend	Zoning Amendment Bylaw (Land Use Designation Alignments) Heritage Donor Site definition, Sections 314, 324, 340 and CD Sections 1009, 1039, 1086, 1096, 1098 and 1099
8575	June 8, 2026	To Amend	Zoning Amendment Bylaw (Active Use Zoning) restricts the types of first storey uses permitted in select commercial areas called Active Frontage Areas in Downtown, Uptown, Sapperton and Upper Twelfth Street
8578	June 8, 2026	To Amend and to Create	Zoning Amendment Bylaw (Infill Housing Program) Create Ground-Oriented Multi-Unit Housing Residential District RGO-A, Ground Oriented Multi-Unit Housing Residential District RGO-B, and Comprehensive Development District (Duplex District) CD-97

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING BYLAW NO. 6680, 2001

ADOPTED SEPTEMBER 17, 2001

A BYLAW TO PROVIDE FOR THE ZONING OF THE CITY OF NEW WESTMINSTER

110. Introduction

The Municipal Council of the City of New Westminster **ENACTS AS FOLLOWS**:

Short Title

This Bylaw may be cited for all purposes as "ZONING BYLAW No. 6680, 2001."

Severability

If any part, section, sentence, clause, phrase or word of this Bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid part, section, sentence, clause, phrase or word shall be severed and the decision that is invalid shall not affect the validity of the remainder which shall continue in full force and effect and be construed as if the Bylaw had been adopted without such invalid portions.

Zoning Bylaw No. 1743, 1940 Repealed

The City of New Westminster Zoning Bylaw, 1940 is hereby repealed.

110.1 Deleted **(BYLAW 8284, 2020, 8225, 2020)**

Zoning Map

110.2 The locations of the zones established by this Bylaw are show on the "Zoning Map" which, with all explanatory notes, is attached as Appendix "A" of this Bylaw. **(BYLAW 8184, 2020)**

Zone Boundary

110.3 The location of zone boundaries shall be determined by the site boundaries, except where otherwise permitted in this Bylaw. **(BYLAW 8184, 2020)**

120. Definitions

120.1 In this Bylaw, unless the context otherwise requires:

120.2 **ACCESSORY BUILDING** means a building or portion of a building, the use or intended use of which is ancillary to that of the *principal building* situated on the same site; or a building or portion of a building which is ancillary to the *principal use* made of the site upon which the *accessory building* is located. **(BYLAW 8172, 2020)**

120.3 **ACCESSORY RECYLCING RETURN CENTRE** means the accessory collection from consumers, sorting, packaging, temporary storage, and preparation for shipment within a building, and the shipment from the building, of empty beverage containers and used electronic goods, including the payment of deposit refunds, which is directly related and ancillary to a permitted principal retail sales use on the site, and excludes the processing of containers and electronic goods other than the crushing of glass beverage containers. **(BYLAW 7308, 2009)**

120.4 **ACCESSORY USE** means a use which is ancillary to the *principal building* or to the use of the *principal building* on the same site; or a use which is ancillary to the *principal use* being made of the site upon which such accessory use is located; or upon a designated adjacent site where specifically allowed under the provisions of this Bylaw. **(BYLAW 8172, 2020)**

120.4.01 **ACCOMMODATION FOR YOUTH IN FOSTER CARE AND TRANSITIONING FROM FOSTER CARE** means the use of a lot to provide housing and support services for youth in foster care and/or youth transitioning from foster care and their child(ren) and which is supported in part or whole by Provincial or Federal Ministries responsible for assisted housing and/or support services. **(BYLAW 7937, 2017)**

120.4.1 **ADAPTABLE DWELLING UNIT** means a unit that is constructed to comply with the standards specified under subsection 3.8.5 Adaptable Dwelling Units in the British Columbia Building Code. **(BYLAW 7464, 2011)**

120.5 **ADULT ENTERTAINMENT USE** means a) the use of any building, or portion of a building, for the offering for rent, use, viewing or sale of an object (other than a contraceptive devise), commodity, good, material, device, machine or entertainment which is designed or intended to be used in, or is a depiction of, a sexual act as defined in the Regulations enacted pursuant to the Motion Picture Act R.S.B.C 1996, c. 314, as amended or replaced from time to time; or b) the use of a building, or portion of a building, not licensed to sell or serve liquor under the Liquor Control and Licensing Act R.S.B.C. 1996, c. 267, as amended or replaced from time to time, in which *strippers* or *exotic dancers* perform.

120.6 **ADULT MOTION PICTURE** means a motion picture, which comes within the definition of "Adult Motion Picture", contained in the Motion Picture Act, R.S.B.C. 1996, c. 314, as amended or replaced from time to time.

120.7 **ADULT MOTION PICTURE STUDIO** means the use of any building, or portion of a building, for the production or reproduction of *adult motion pictures*.

120.8 **ADULT THEATRE** means a building, or portion of a building, or open area used, or intended to be used, for the projection of *adult motion pictures* or motion picture films classified or designated as "restricted" under the Motion Picture Act, R.S.B.C. 1996, c. 314, as amended or replaced from time to time, where there is one or more film viewers or other appropriate technology made available for use by the public.

120.9 **ADULT VIDEO STORE** means a building or portion of a building, used by any person licensed as an adult film distributor or adult film retailer under the Motion Picture Act, R.S.B.C. 1996, c. 314, as amended or replaced from time to time where *adult motion pictures* are available for distribution, sale or rental.

120.10 **ADVISORY PLANNING COMMISSION** means the New Westminster Advisory Planning Commission, duly constituted under Advisory Planning Commission Bylaw, 1957, as amended or replaced from time to time.

120.11 **AMUSEMENT ARCADE** means the use of a building, or portion of a building, for providing entertainment in the form of any combination of video amusement machines, or other mechanical or electronic games, totalling four or more in number, but does not include a *casino*.

120.11.0 **ANIMAL BOARDING** means the use of a site for lodging dogs or cats overnight for another person for financial gain. **(BYLAW 8411, 2025)**

120.11.1 **ANIMAL GROOMING** and **DAYCARE FACILITIES** means the use of an enclosed building for the provision during the day of animal grooming, training or daycare but does not include keeping animals overnight. **(BYLAW 7058, 2005; 8225, 2020)**

120.11.2 **ANIMAL GROOMING FACILITIES** means the use of an enclosed building for the provision during the day of animal grooming.
(BYLAW 7460, 2011; 8172, 2020; 8225, 2020)

120.12 **ANIMAL HOSPITAL** and **VETERINARY CLINIC** means any building, or portion of a building, or structure in which animals are cared for, treated, maintained or hospitalized and in which no provision is made to keep or board animals except those undergoing medical treatment. **(BYLAW 7058, 2005)**

120.13 **ANTIQUE STORE** means a *retail store* having a) more than 10 percent of its display floor space occupied or used for buying, procuring, selling, reselling or offering for sale or resale furniture or furnishings made, fabricated or manufactured at least 25 years prior to the date they are offered for sale or resale; and b) not more than a total of 25 percent of its display floor space occupied or used for buying, procuring, selling, reselling, or offering for sale or resale any of the following items:

a) used books, magazines and papers

b) collectibles

c) used electronics (including cameras)

d) used jewellery and accessories

e) used musical equipment and accessories (excluding recorded music), or

f) used recreational equipment and accessories

120.14 **APARTMENT BUILDING** means a building other than a *house*, *duplex*, *multiplex* or *townhouse* divided into three or more *dwelling units* with common or shared entrances or interior passageways, which provide access to the outside **(BYLAW 8528, 2016; 8578, 2026)**

120.14.0.1 **ART STUDIO** means work space(s) for the production of art that is compatible with residential use. Typical examples include: dance, live music, creative writing, painting, drawings, pottery, sculpture, moving or still photography, and radio, video and music recording. **(BYLAW 8575, 2026)**

120.14.1 **ATTACHED ACCESSORY STRUCTURE** means a structure attached to a principal building which is not enclosed 60% or greater for the exterior vertical planes, such as decks, porches, balconies and carports. **(BYLAW 7936, 2017; 8436, 2024)**

120.15 **BACHELOR UNIT** means a *dwelling unit*, which does not contain a bedroom separated from other *habitable rooms or spaces*.

120.16 **BALCONY** means a platform which projects from or is recessed into the wall of a building above ground level and is partially enclosed by a low parapet or railing in such a manner as to remain permanently exposed to outside weather.

120.16.1 **BANKS** means the use of a building, or portion of a building, for retail financial services, such as those provided by banks, credit unions, and trust companies. This use does not include payday lending or pawn shops. **(BYLAW 8575, 2026)**

120.17 **BASEMENT** means a storey the floor of which is more than 1 foot (.30 metres) but less than 5 feet (1.52 metres) below the *height datum*.

120.18 **BATHROOM** means a room consisting of not less than one toilet, one wash basin, and one bathtub or shower.

120.19 **BAY WINDOW** means a rectangular, curved or polygonal window or group of windows, which encloses an extension of the windowsill beyond the wall of the building.

120.20 **BED AND BREAKFAST** means a *home based business* to provide temporary sleeping accommodations on not less than a daily basis, including the provision of a daily breakfast.

120.21 **DELETED** **(BYLAW 8225, 2020)**

120.22 **BICYCLE LOCKER** means a fully enclosed space designed for the storage of one bicycle and accessible only to the operator of the bicycle. **(BYLAW 7272, 2008)**

120.22.1 **BICYCLE, OVERSIZED** means a non-traditional bicycle with larger parking space requirements, including but not limited to, cargo bicycles, bicycles with trailers, tandem bicycles, recumbent bicycles. **(BYLAW 8231, 2021)**

120.23 **BICYCLE PARKING, LONG TERM** means a space designed for the parking of one bicycle by permanent users of a building, such as employees and residents, in respect of which the parking space is provided. **(BYLAW 7272, 2008)**

120.24 **BICYCLE PARKING, SHORT TERM** means a freely accessible space designated for the parking of one bicycle, available for public use during the business hours of premises in the building in respect of which the parking space is provided. **(BYLAW 7272, 2008)**

120.25 **BICYCLE STORAGE FACILITY** means an area providing two or more long term bicycle parking spaces. **(BYLAW 7272, 2008)**

120.26 **BOARDER** means a person occupying a *sleeping unit* or *dormitory unit* obtaining meals within the same building, or portion of a building in which the *sleeping unit* or *dormitory unit* is located.

120.27 **BOARDING HOUSE** means a *lodging house* wherein meals are provided for the persons living therein.

120.28 **BUILDING** means any structure designed or intended for the support, enclosure, shelter or protection of persons or property.

120.29 **BUSINESS AND PROFESSIONAL OFFICE** means the use of a *building*, or portion of a *building*, for *general office* and/or *health services*. **(BYLAW 8436, 2024, 8575, 2026)**

120..29.0.1 **BUSINESS OR VOCATIONAL SCHOOL** means the use of a *building*, or portion of a *building*, for the training and/or instruction of students in business skills and/or particular vocations, such as health services and includes trade school. Typical areas of instruction include: bookkeeping, computer programming, office physiotherapy, health consulting, dental technology, medical technology, barbering, beauty culture, woodworking, metalworking, construction, and other trade or technical occupations or vocations. **(BYLAW 8575, 2026)**

120.29.1 **CANNABIS** has the same meaning as in the Cannabis Act (Canada), and despite changes to the meaning in the Cannabis Act (Canada) over time. **(BYLAW 8043, 2018)**

120.29.2 **CANNABIS ACCESSORY** has the same meaning as in the Cannabis Act (Canada). **(BYLAW 8043, 2018)**

120.29.3 **CANNABIS PRODUCTION FACILITY** means a facility providing for the production, storage, processing and distribution of cannabis and which is owned or operated by a licensed cannabis producer or distributor as per the *Cannabis Act* (Bill C-45) as amended and replaced from time to time. **(BYLAW 8043, 2018)**

120.29.4 **CAR SHARE VEHICLE** means a motor vehicle owned and operated by an organization that provides car-sharing services to its members. **(BYLAW 8184, 2020)**

120.30 **CASINO** means a building, or portion of a building, or structure a) used or intended for use, in whole or in part, for the purpose of conducting and managing a gaming business pursuant to paragraph 207 of the Canadian Criminal Code, as amended or replaced from time to time; b) licensed under all applicable enactments; and c) with table games, and slot machines, excluding video lottery terminals and any other electronic devices, which are expressly prohibited.

120.31 **CELLAR** means a *storey* the floor of which is more than 5 feet (1.52 metres) below the *height datum*.

120.32 **CEMETERY** means the use of land or a building, or portion of a building, for the burial, interment or cremation of humans or domestic pets.

120.33 **CHARITABLE CASINO** means a *casino* limited to a building, or portion of a building, a) providing equipment, management and personnel for the purposes of conducting a non-profit *casino*, where a portion of the net income benefits various charities; and b) operated by a provincially licensed charitable management company; and for greater certainty a c*haritable casino* does not include a *destination casino*.

120.34 **CHARITY THRIFT STORE** means a *second hand store* in which either a) all net proceeds of the business operation, or b) an amount of at least 5 percent of annual gross sales of the store, are donated annually to a charitable organization registered under the Income Tax Act R.S.B.C. 1996, c.215, as amended or replaced from time to time.

120.35 **CHILD CARE CHILD** means a child in the care of an adult during the portion of a day.

120.36 **CHILD CARE** means and includes child-minding, family child care, group child care, specialized child care, kindergartens, play schools, child nurseries, child care schools and other care programs as defined in the Community Care and Assisted Living Act, S.B.C. 2002, c. 75, as amended or replaced from time to time, and regulations thereto.
(BYLAW 8172, 2020 8287, 2021)

120.37 **CHILD WELFARE FACILITY** means any facility that provides accommodation for children by the province but not a use included in a *community care facility*.

120.38 Deleted **(BYLAW 7924, 2018)**

120.39 **CLOSED FENCE** shall be defined as one that has more than fifty percent (50%) of its area closed.

120.40 **CLOTHING CONSIGNMENT STORE** means a *retail store* having more than 10 percent of its display floor space occupied or used for selling, reselling or offering for sale or resale used clothing which has been taken into trust for the purpose of sale or resale on behalf of another party.

120.41 **CLUB OR LODGE** means the use of a building, or portion of a building, by a non-profit society, organisation, or corporation organised for the promotion of the fraternal, social or recreational purposes.

120.42 **CLUSTER HOUSE** shall mean a single detached dwelling located on one registered parcel of land. **(BYLAW 6717, 2002)**

120.43 **COLLECTIBLES** means used goods which have a higher value than when originally manufactured including, but not limited to, stamps, coins and ceramic dolls.

120.44 **COMMERCIAL SCHOOL** means *self-improvement school* and/or *business or vocational school.* **(BYLAW 7756, 2015; 8575, 2026)**

120.44.1 **COMMERCIAL USE** means, for the purposes of Section 140-160, a use providing for the sale or rental of goods or services, for personal services, or for the servicing and repair of goods. **(BYLAW 8184, 2020)**

120.44.2 **COMMON AMENITY AREA** means a non-commercial indoor area provided in conjunction with a *multiple dwelling*, *townhouse*, or *multiplex* use and specifically designed for use by all residents living on-site for cultural, social and recreational activities and includes residential lobbies **(BYLAW 8524, 2025; 8578, 2026)**

120.45 **COMMUNITY CARE FACILITY** means any facility that provides accommodation and is defined and licensed under the Community Care and Assisted Living Act, S.B.C. 2002, c. 75, as amended or replaced from time to time. **(BYLAW 8172, 2020)**

120.46 **CONGREGATE HOUSING** means a building, or portion of a building, containing more than three *congregate living units* intended to be occupied by senior citizens, in which building, or portion of a building, not more than one *dwelling unit* may be included for a resident manager, where common dining and recreational areas are provided and where commercial uses such as barbershop, beauty salon and gift shop are permitted, and where the owner of the property has entered into a Housing Agreement, as allowed by the Local Government Act R.S.B.C. 1996, c. 326, as amended or replaced from time to time, guaranteeing the use of the *housing units*, their tenure, and the provision of amenities. The *congregate living units* can contain not less than 400 square feet (37.16 square metres) of gross floor area nor more than 650 square feet (60.39 square metres) of gross floor area.

120.47 **CONGREGATE LIVING UNIT** means one or more *habitable rooms*, purpose designed for senior citizens containing therein sanitary facilities, but not containing therein cooking facilities other than a microwave oven.

120.48 Deleted **(BYLAW 8184, 2020)**

120.49 **CORNER SITE** means a site at the intersection or junction of two or more streets, or of a street and a lane not less than 20 feet (6.10 metres) in width. Where a corner site has a width greater than 66 feet (20.12 metres), the requirements applicable to a corner site shall apply to all that portion of the site within 66 feet (20.12 metres) from the flanking street or lane, and the requirements applicable to an interior site shall apply to the remainder of such site.

120.50 **CONTINUING CARE** means the provision of health care services as defined in the Continuing Care Act, R.S.B.C. 1996, c. 70, as amended or replaced from time to time.

120.51 **CONVERSION** means a *house* or *duplex* structurally altered to contain one or more additional *sleeping, housekeeping or dwelling units*.

120.52 **COTTAGE BREWERIES** means a building, or portion of a building, of not more than 10,000 square feet (929.00 square metres) in which beer is brewed but not bottled, and beer and wine are sold to the public and to local outlets. **(BYLAW 6725, 2002)**

120.53 **COUNCIL** means the Municipal Council of the Corporation of the City of New Westminster.

120.53.1 **CRISIS RESPONSE USE** means a use that addresses a need identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster. Uses may include, but not be limited to, cooling or heating centres, affordable housing, emergency shelters, and rapid testing or vaccination clinics. **(BYLAW 8286, 2021)**

120.53.2 **DC FAST CHARGING** means *electric vehicle supply equipment* that provides direct current (DC) power to a *vehicle* with an output voltage of 50-1000V and supplies output power between 25kW and 400kW. **(BYLAW 8494, 2024)**

120.53.2 **DELIVERY AND EXPRESS FACILITY** means the use of a building or portion of a building, as an origin or destination point from which single unit, single axle trucks are dispatched for local delivery or pick-up of goods, and which may include necessary warehouse space for the transitory storage of such goods. A *Delivery and express facility* also includes a courier service. **(BYLAW 8411, 2025)**

120.54 **DENSITY BANK** means a record administered by the Corporation of the City of New Westminster which records the amount of density, expressed in *housing units*, for residential density or gross floor space, for non-residential density, deposited by a donor site and the amount of density withdrawn by a recipient site.

120.55 **DENSITY TRANSFER SYSTEM** means the system of density transfer described in Section 170.16 of this Bylaw.

120.56 **DESTINATION CASINO** means a floating riverboat capable of navigation on the Fraser River containing a c*asino* limited to not more than 400 slot machines and, 30 gaming tables, and a $500 betting limit where a) not less than one sixth of the net income from the c*asino* is provided to the Corporation of the City of New Westminster and b) the c*asino* is operated by a provincially licensed destination management company. The Destination casino may provide equipment, management and personnel for the operation of the Destination casino and may also include eating, drinking, entertainment and office facilities which are an integral part of the casino operation. **(BYLAW 6827, 2003)**

120.57 **DESTINATION CASINO – QUEENSBOROUGH** means a land based structure containing a casino that is operated by a provincially licensed destination management company. The Destination Casino may also include eating, drinking and entertainment facilities including a lounge, neighbourhood pub, or nightclub, and office facilities that are an integral part of the casino operation. **(BYLAW 6921, 2004)**

120.57.1 **DETACHED ACCESSORY DWELLING UNIT** means a dwelling unit which is contained within a detached accessory building and which is accessory to a permitted principal residential use, is not used for short term rental accommodation and which is not stratified or under separate ownership.

(BYLAW 7936, 2017)

120.58 **DETACHED ROW HOUSE OR TOWNHOUSE** means a *house* within a compact, purpose-designed fee simple subdivision of 10 or more units.

120.59 **DETENTION HOME** means a dwelling designated or approved under the Correction Act, R.S.B.C. 1996, c.73, as amended or replaced from time to time.

120.60 **DETOXIFICATION CENTRE** means the use of a building, or portion of a building, as a clinic or *hospital* for drug or alcohol detoxification or rehabilitation.

120.61.1 **DIRECTOR OF DEVELOPMENT SERVICES** means the Director of Development Services appointed by *Council* from time to time, or designate.

(BYLAW 8184, 2020)

120.61 **DORMER** means a roofed projection in which a window is set upright in a sloping roof and which does not occupy, either individually or in total, more than fifty percent (50%) of the projected length of the roof.

120.62 **DORMITORY UNIT** means one or more *habitable rooms* equipped to be used for sleeping and sitting purposes only (see *sleeping unit)*.

120.62.1 **DOWNTOWN** means the area covered by the Downtown Community Plan. **(BYLAW 7688, 2014)**

120.63 **DRUG STORE** means a type of *retail store* which sells over-the-counter drugs, health and beauty products and includes a pharmacy for the dispensing of prescription drugs and may serve up to 30 person registered in the B.C. Methadone Maintenance Program or its successors for the purpose of filling methadone prescriptions but does not mean or include a *methadone clinic or dispensary*. **(BYLAW 6960, 2004)**

120.64 **DUPLEX** means the use of *site* for a building consisting of two principal *dwelling units*. **(BYLAW 8266, 2021; 8453, 2024)**

120.65 **DUPLEX CLUSTER HOUSE** shall mean a detached dwelling with two side by side dwelling units located on one registered parcel of land. **(BYLAW 6717, 2002)**

120.66 **DWELLING** means a building, shelter or structure or portion thereof used or intended to be used primarily for *housing*.

120.67 **DWELLING UNIT** means one or more *habitable rooms* designed, occupied or intended for use, including occupancy, by one or more persons as an independent and separate residence in which a *facility for cooking*, sleeping facilities and a *bathroom* are provided for the exclusive use of such person or persons.

120.68 **EDUCATIONAL AND PHILANTHROPIC INSTITUTIONS** means a building, or portion of a building, used by a group registered under the Society Act R.S.B.C. 1996, c. 433, as amended or replaced from time to time, to further the spiritual, moral or physical improvement of others but does not mean a *building used for place of worship*, a *hospital*, a *community care facility*, a *child welfare facility*, a *group living facility* or a corrections facility. **(BYLAW 7924, 2018)**

120.69 **ELDERLY CITIZENS' HOME** means an apartment building or a dormitory unit containing three or more dwelling units, housekeeping units or sleeping units used or occupied exclusively by persons on low income over the age of sixty and supported in whole or in part by financial assistance from the City, Provincial or Federal governments.

(BYLAW 8578, 2026)

120.69.1 **ELECTRIC VEHICLE** means a vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the vehicle’s batteries. **(BYLAW 8040, 2018)**

120.69.2 **ELECTRIC VEHICLE ENERGY MANAGEMENT SYSTEM** means a system to control electric vehicle supply equipment electrical loads comprised of monitor(s), communications equipment, controller(s), timer(s) and other applicable devices. **(BYLAW 8040, 2018)**

120.69.3 **ELECTRIC VEHICLE SUPPLY EQUIPMENT** means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an electric vehicle. **(BYLAW 8040, 2018)**

120.70 **ELECTRONICS** means electrically powered merchandise in working order having a home entertainment or office function, including but not limited to computers, computer components, external computer peripherals, cameras, printers, fax machines, electronic games (but not arcade size video games), televisions, video cassette recorders and home sound systems, but excluding appliances.

120.71 **EMERGENCY HOUSING SHELTER** means a use providing emergency temporary accommodation to the homeless for up to one month, and which may accommodate families. Sleeping arrangements may be in dormitories, or in shared or single bedrooms. Included in shelters are you safe houses. Meals, medical aid, rehabilitative and social services may be provided as incidentals to the emergency accommodations.

120.71.1.1 **ENERGIZED LEVEL 2 OUTLET** means a connected point in an electrical wiring installation at which Level 2 service is taken to supply utilization equipment (with Level 2 defined by SAE International's 11772 standard). **(BYLAW 8040, 2018)**

120.71.1 **ENERGY STEP CODE** means the energy efficiency standards set out in sections 9.36.6 and 10.2.3 of the **BC Building Code**. **(BYLAW 7953, 2018)**

120.72 **ENGINEER** or **DIRECTOR OF ENGINEERING** means the Director of Engineering of the City of New Westminster. **(BYLAW 7924, 2018)**

120.73 **ESCORT SERVICE** means any person carrying on the business of providing or furnishing escorts or partners for social occasions.

120.74 **EXOTIC DANCER** means a person who, during a performance, removes a substantial portion, but not necessarily all, of the clothing from his or her body, or who comes to the performance area or stage substantially nude and dresses or leaves the stage during a performance to remove a substantial portion of his/her clothing and returns thereafter to continue the performance.

120.75 **FAÇADE IMPROVEMENT IN ACCORDANCE WITH HERITAGE GUIDELINES** means the alteration of an exterior façade in a style to conform to approved City of New Westminster Heritage Area Revitalization Programs.

120.76 **FACILITY, CHILD WELFARE** see *Child Welfare Facility*.

120.77 **FACILITY, COMMUNITY CARE** see *Community Care Facility*.

120.78 **FACILITY, GROUP LIVING** see *Group Living Facility*.

120.79 **FACILITY, MENTAL HEALTH** see *Mental Health Facility*.

120.80 **FACILITY FOR COOKING** means any equipment device or appliance used to heat or cook food or any combination thereof and includes the arrangement of service lines which provide the energy source being used or intended to be used to service such facility.

120.80.1 **FIRST STOREY** means the storey of a building at or having any portion of an elevation within 2.0 m. above street grade on the fronting street. **(BYLAW 8575, 2026)**

120.80.2 **FITNESS AND WELLNESS CENTRES** means where programs, facilities, and services predominantly provided for indoor active recreation and physical wellness. Typical examples include workout gyms, fitness, studios, weight lifting facilities, racket and ball courts, yoga, pilates, dance, self-defence, spas, saunas, rock climbing and sports. **(BYLAW 8575, 2026)**

120.81 **FLOAT HOME** means a structure built on a flotation system and intended for use as a *dwelling unit* and not primarily for navigation.

120.81.1 **FLOOR AREA, GROSS** means the horizontal cross-sectional area of all the *buildings* on the *lot* measured to the outside of the outer walls or outer roof of the *buildings* or portion of a *building* at each *storey*. Gross floor area shall also include areas used for structured parking except where it is used for the purpose of calculating fees and charges, it shall not include the area used for and servicing structured parking which is located below finished grade. **(BYLAW 8578, 2026)**

120.81.2 **FLOOR AREA, NET** means, for the purposes of Sections 140-160, the *gross floor area*, subject to the exemptions of the definition of *floor space ratio* of this Bylaw. **(BYLAW 8184, 2020)**

120.82 **FLOOR SPACE RATIO** means, with respect to buildings or portions of buildings, the number obtained by dividing the horizontal cross-sectional area of all the buildings on the site measured to the outside of the outer walls of the buildings or portion of a building at each floor level (the "Gross Floor Area") by the site area except the following shall not be included: **(BYLAW 7464, 2011)**

a) The floor space located below the *height datum* or the natural grade of the site used for automobile parking, vehicular access, manoeuvring aisles, *residential storage space*, *bicycle storage facility*, elevators or stairs; **(BYLAW 8184, 2020; 8486, 2024)**

b) The floor space located above the *height datum* or the natural grade of the site used for required vehicle parking, vehicular access, manoeuvring aisles, *bicycle storage facility*, and elevator or stairs providing access exclusively thereto excluding *multiplex, townhouse* or *row house*; **(BYLAW 8524, 2025; 8578, 2026)**

c) The floor space of all portions of *cellars* or *basements* located below the *height datum* or the natural grade of the site to be used for storage lockers, laundry rooms, or containment of garbage in a purpose designed multiple *dwelling* excluding *duplex*, *multiplex*, *townhouse* or *row house*; **(BYLAW 8524, 2025; 8578, 2026)**

d) The floor space of all areas below datum or the natural grade of the site used for mechanical, heating, ventilating, or air conditioning equipment excluding *duplex, multiplex*, *townhouse* or *row house*;

(BYLAW 8524, 2025; 8578, 2026)

e) The floor space of those portions of a building or buildings above the *height datum* used for mechanical purposes including elevator penthouses, but not to exceed an area equal to ten percent (10%) of the *site coverage* excluding *duplex*, *multiplex*, *townhouse* or *row house*;

(BYLAW 8524, 2025; 8578, 2026)

f) The total horizontal area of roof gardens, unenclosed balconies, porches, sundecks, patios, cantilevered canopies, and other similar appurtenances which are not enclosed by walls;

g) *Common amenity areas* up to 5% of *gross floor area;*

(BYLAW 8486, 2024)

h) provided that in respect of any building containing multiple unit residential uses to which Section 190.21.1 applies, there shall be deducted from Gross Floor Area before it is divided by the site area 1.85 square metres (19.90 square feet) multiplied by the total number of one bedroom adaptable dwelling units and 2.80 square metres (30.14 square feet) multiplied by the total number of two or more bedroom adaptable dwelling units. **(BYLAW 7464, 2011)**

i) The floor area of rooftop access structures, considered only to be open or enclosed stairways or elevators, at the roof level only, if they provide access to common outdoor amenity areas. **(BYLAW 8486, 2024; 8495, 2025)**

120.83 **FOSTER CHILD** means a child in the full custody of adults unrelated to the child by blood not as an adopted child.

120.84 **FOSTER HOME** means a building, or portion of a building, used for the housing of *foster children*, in compliance with the Child, Family and Community Service Act, R.S.B.C. 1996, c.46, as amended or replaced from time to time.

120.85 **FRATERNITY OR SORORITY HOUSE** means a building, or portion of a building, rented, occupied or owned by a general or local chapter of an organized university fraternity or sorority, or on its behalf by a building corporation or association comprised of members or alumni thereof, and occupied by members of the local chapter of such fraternity or sorority as a place of residence.

120.85.1 **FREQUENT TRANSIT NETWORK** means that network of corridors where transit service runs at least every 15 minutes in both directions throughout the day and into the evening, every day of the week, as designated from time to time by the South Coast British Columbia Transportation Authority (TransLink) or its successor in function.

(BYLAW 7688, 2014; 8575, 2026)

120.86 **FRONT YARD** means a *yard* extending across the full width of the site from the front property line of the site to the front wall of the building, except where there is an existing corner truncation, in which case a front yard need only be provided between the front wall of any building and the portion of the front lot line parallel to the building.

(BYLAW 7779, 2015)

120.87 **GARDEN APARTMENT** means a purpose-designed apartment with housing accommodation in two or less *storeys*.

120.87.1 **GENERAL AMENITY** includes civic lands and buildings; recreation buildings; park and park improvements; libraries; public art; transportation infrastructure, none of which have been included in the calculation of development cost charges pursuant to the Local Government Act. **(BYLAW 7392, 2010; 8575, 2026)**

120.87.2 **GENERAL OFFICE** means the use of a building, or portion of a building, for provision of professional, management, administrative, consulting, finance, insurance, tax or accounting services. Typical examples include offices for accountants, architects, employment or call centres, technology, real estate, law, insurance brokers, and senior government, regional and municipal offices. This use does not include *banks.* **(BYLAW 8575, 2026)**

120.88 **GROUP HOME** means a residential care home which provides care, food and lodging and an opportunity for the social, emotional, physical and intellectual growth of children under the age of 19 years living apart from their parents or guardians under the continuing guidance and supervision of group home parents or other qualified persons and which shall comply with all applicable provincial and municipal regulations.

120.89 **GROUP LIVING FACILITY** means any facility that provides accommodation and provides care, supervision, guidance or counselling to persons with physical and/or mental disabilities, persons with drug or alcohol problems, persons under the legal custody of the Crown, or persons in emergency or crisis situations, excluding a corrections facility.

120.90 **HABITABLE ROOMS OR SPACE** means a room or space intended primarily for *housing*; excludes *bathroom*, utility room, workroom, furnace room and storage room.

120.90.1 **HEALTH SERVICES** means the use of a building, or portion of a building for provision of health services of a physical or mental health nature on an in-patient or out-patient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Typical examples include doctors, nurse practitioners, dentists, optometrists, chiropractors, denturists, occupational therapists, psychologists, travel health clinics, *massage providers, massage therapists*, other extended health care and social service practitioners, and medical laboratories. This use does not include *hospitals* or services provided by pharmacists in conjunction with a *drug store*. **(BYLAW 8575, 2026)**

120.90.2 **HEALTHCARE CLUSTERS USES** means the use of a *building*, or portion of a *building*, for uses that support development of an economic healthcare cluster proximate to Royal Columbia Hospital and includes health-focused research and technology office, laboratory and/or research facilities; co-working and incubator office space; and, government institutions including educational facilities. This use does not include *health services*. **(BYLAW 8575, 2026)**

120.91 **HEIGHT DATUM** of a site means the average of the existing elevations taken at each corner of the site as established by survey prepared and certified by a British Columbia Land Surveyor: Provided that on any site in Queensborough charged by a S. 219 Flood Covenant, and where the average elevation of that portion of such site, not within any required side, front or rear yard is a minimum of two feet below the flood construction level ("FCL") as established by the Ministry of the Environment for the one in 200-year flood, the Height Datum shall be the Flood Construction Level. **(BYLAW 7334, 2009; 8436, 2024)**

120.92 **HEIGHT OF BUILDING** means the vertical distance from the Height Datum to the highest point of the roof surface of a flat roof; to the deck line of a mansard roof; and the average distance between a point on the eaves no further than 2 feet from the adjacent wall of the building, and the ridge level for a gable, hip or gambrel roof. A dormer shall not affect the calculation of the height of the building. **(BYLAW 7334, 2009)**

120.92.1 **HERITAGE DONOR SITE** means a site which is located within the (MCH) Mixed Use – Columbia Historic Land Use designation in the Downtown Community Plan or a site which is located downtown and is on the Heritage Register. **(BYLAW 7697, 2014; 8530, 2025)**

120.93 **HIGH RISE APARTMENT** means a purpose-designed apartment containing housing accommodation in four or more *storeys*.

120.94 **HOME, DETENTION** see *Detention Home*.

120.95 **HOME, ELDERLY CITIZEN'S** see *Elderly Citizen's Home*.

120.96 **HOME, FLOAT** see *Float Home*.

120.97 **HOME, FOSTER** see *Foster Home*.

120.98 **HOME, GROUP** see *Group Home*.

120.99 **HOME BASED BUSINESS** means an *accessory use* to an authorised residential use in which one or more residents carry on a business, and for greater certainty, includes a *bed and breakfast*, but does not include *child care*.

120.100 **HOSPITAL** means a non-profit institution operated for the reception and treatment of persons suffering from physical illness or disability and in accordance with the definition of hospital contained in the Hospital Act R.S.B.C. 1996, c.200, as amended or replaced from time to time, but does not include *private hospitals*, nursing or convalescent homes, or *mental health facilities*.

120.101 **HOSPITAL, ANIMAL** see *Animal Hospital*.

120.102 **HOSPITAL, PRIVATE** see *Private Hospital*.

120.103 Deleted. **(BYLAW 6723, 2002)**

120.104 **HOTEL** means a permanent building which provides temporary accommodation to tourists and other guests on not less than a daily basis and provides a place for registration of guests and management on the premises and which may or may not include a restaurant, but is not a *bed and breakfast*.

120.105 **HOUSE** means a building other than a *duplex* that contains one or more *dwelling units* each with a separate and independent entrance from the outside.

120.106 **HOUSE, BOARDING** see *Boarding House*.

120.107 **HOUSE, FRATERNITY OR SORORITY** see *Fraternity or Sorority House*.

120.108 **HOUSE, LODGING** see *Lodging House*.

120.109 **HOUSE, PIER** see *Pier House*.

120.110 **HOUSE, ROW** see *Row House*.

120.111 **HOUSE, WOMEN'S TRANSITION** see *Women's Transition House*.

120.112 **HOUSEBOAT** means a powered *vessel* containing living accommodation, usually flat-bottomed and used in navigation.

120.113 **HOUSEKEEPING UNIT** means one or more *habitable rooms* containing therein facilities for cooking and a sink but no other sanitary facilities.

120.114 **HOUSING** means provision of accommodation for people for domestic purposes.

120.115 **HOUSING UNIT** includes any or all of the following: *housekeeping unit, dwelling unit, sleeping unit, or dormitory unit.* **(BYLAW 8578, 2026)**

120.116 **IMPROVED PEDESTRIAN ACCESS TO THE WATERFRONT** means the construction of a pedestrian overpass for public use to travel over Front Street and any road or railway tracks thereon.

120.117 **IMPROVED VEHICULAR ACCESS TO THE WATERFRONT** means the construction of a vehicular overpass over Front Street, including the railway tracks, and the construction of an at grade crossing which improves safety in conjunction with an overpass.

120.117.1 **INDUSTRIAL USE** means, for the purposes of Sections 140-150, a use providing for manufacturing, processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking, recycling or salvaging of goods, materials or things for direct use or resale to individual business customers, and not for the general public. **(BYLAW 8184, 2020)**

120.117.2 **INSTITUTIONAL USE** means, for the purposes of Sections 140-150, a use providing for the gathering of persons for charitable, cultural, governance, philanthropic, religious, recreational or educational purposes. **(BYLAW 8184, 2020)**

120.118 **INTERIOR SITE** means a site other than a corner site.

120.119 **LAND DEDICATION FOR COMMUNITY PURPOSES** means the securing and use of a property or portion of property free of charges to the City by the dedicating land owner for the purposes of erecting and operating an aquarium, art gallery, civic building, concert hall, or museum with related activities.

120.120 **LANE** means a public thoroughfare, which affords only secondary means of access to a site at the side or rear.

120.120.1 **LIQUOR PRIMARY LICENSED PREMISES** means the use of a premises primarily for the sale of beer, wine or liquor for consumption on the premises as authorized under the *Liquor Control and Licensing Act*, with or without food service, and for entertainment and games authorized under that Act other than gambling and performances by *exotic dances* or *strippers*, and for the accessory use of the manufacturing of beverage products including beer, wine or liquor. **(BYLAW 7622, 2013; 7273, 2009; 8225, 2020)**

120.121 **LIVEABOARD** means a powered or sail *vessel* primarily used for navigation and incidentally used for living accommodation.

120.122 **LIVE-WORK UNIT** means a commercial premise that is used for only commercial purposes on any ground floor component and contains a dwelling unit on one or more of any contiguous upper floors and may be used as a commercial business with a dwelling unit, a commercial business or a dwelling unit. **(BYLAW 6931, 2004)**

120.123 **LOCKED-IN LOT** means one site or two or more contiguous sites in any District specifically described in Section 170.1 of this Bylaw which:

a) is a corner property including a corner site having an area of less than 12,000 square feet (1,114.80 square metres) and a frontage of less than 78 feet (23.77 metres) on any street, or is a property not including a corner site having an area of less than 11,000 square feet (1,021.90 square metres) and a frontage of less than 70 feet (21.34 metres) on any street; and

b) is built on, if at all, with buildings designed as *single detached dwelling*s or *duplexes*, whether converted to *multiple dwelling* use or not; and

c) is located between sites developed for other than *single detached dwelling*s or *duplexes*, or is located between a site developed for other than *single detached dwellings* or *duplexes* and a street.

120.124 **LODGER** means a person occupying a *sleeping unit* or *dormitory unit* obtaining meals outside the building containing the *sleeping unit*.

120.125 **LODGING HOUSE** means a building, or portion of a building, containing not less than three nor more than 15 rooms used as *sleeping units*.

120.125.2 **LOUNGE ENDORSEMENT AREA** means the accessory use of an area of a brewery, distillery or winery for the sale and service of beer, liquor or wine for consumption in an indoor area or patio area of the brewery distillery or winery specified by a licence issued under section 12 of the *Liquor Control and Licensing Act.* **(BYLAW 7622, 2013; 8184, 2020)**

120.126 **LOW RISE APARTMENT** means a purpose-designed apartment containing housing accommodation in three or less *storeys*.

120.127 **MARINA CLASS A** means a *marina* providing moorage space for *watercraft*.

120.128 **MARINA CLASS B** means a *marina* providing moorage space for *vessels*, ships, boats or any other description of *vessel* used or designated to be used in navigation not used for residential purposes.

120.129 **MARINA** means any installation, which provides moorage space for *vessels*, or *float homes*.

120.130 **MASSAGE PROVIDER** means a person who practices, instructs or demonstrates therapeutic or relaxation massage and is a member in good standing with an organization that registers massage practitioners, and which offers: 1) a code of conduct which governs the required behavior of members; 2) a formal complaint or dispute resolution process; and 3) an accreditation process for member training or education. **(BYLAW 7232, 2008; 7779, 2015; 8225, 2020)**

120.131 **MASSAGE THERAPIST** means a registrant of the College of Massage Therapists of British Columbia established in accordance with the Health Professions Act R.S.B.C 1996, as amended or replaced from time to time, c.183. **(BYLAW 7232, 2008)**

120.132 **MASSEUR** or **MASSEUSE** means a person who is not a cosmetologist, massage therapist, or massage provider and who kneads, rubs, or massages the human body for remuneration. **(BYLAW 7232, 2008)**

129.132.1 Deleted **(BYLAW 8043, 2018)**

120.133 **MENTAL HEALTH FACILITY** means a building, or portion of a building, for the care and boarding of patients who are committed to receive psychiatric treatment, personal care or assistance on account of their mental disability, in compliance with the Mental Health Act, R.S.B.C. 1996, c.288, as amended or replaced from time to time.

120.134 **METHADONE CLINIC OR DISPENSARY** means a business where the principal purpose is the filling of methadone prescriptions. **(BYLAW 6960, 2004)**

120.135 **MIDDLE SCHOOL** means a *public school* providing instruction for students in grades six to eight inclusive.

120.136 **MULTIPLE DWELLING** means a building, or portion of a building, containing three or more principal *dwelling unit*s, *housekeeping units*, *dormitory units* or *sleeping units* or combination thereof, but does not include multiplexes or townhouses. **(BYLAW 7936, 2017; 8453, 2024; 8524, 2025; 8578, 2026)**

120.136.01 **MULTIPLEX** means a residential use comprised of at least three and not more than six *dwelling units* on a *site* in attached, detached or semi-detached *buildings* and in which not more than one unit is stacked on another (in whole or in part)*;* may include principal and accessory *dwelling units* in a range of – plex configurations; and with each principal *dwelling unit* having a separate, direct entrance to outside without an enclosed corridor or vestibule. **(BYLAW 8578, 2026)**

120.136.0.1 **NON-PROFIT HOUSING DEVELOPMENT** means a housing development that is subject to a legal agreement securing affordability and is either:

a) Providing *Residential Rental Tenure* housing that is owned and operated by a non-profit organization registered under the *Societies Act*, or government agency; or

b) Providing housing that is owned and operated by a housing cooperative, within the meaning of the *Cooperative Association Act*, that is not-for-profit.

(BYLAW 8502, 2025)

120.136.1 **OFF-STREET PARKING** means a use providing *parking spaces* for the temporary storage of vehicles not on a public street or right-of-way, and includes accessory off-street parking and off-street parking that is a principal use. **(BYLAW 8184, 2020)**

120.136.2 **OFF-STREET PARKING SPACE, ACCESSIBLE** means a *parking space* designated and designed for use by and for people with disabilities. **(BYLAW 8184, 2020)**

120.136.3 **OFF-STREET PARKING SPACE, VAN ACCESSIBLE** means a *parking space* to accommodate vans and other vehicles with platform lifts or side ramps. **(BYLAW 8184, 2020)**

120.137 **ONE FAMILY UNIT** means one person or two or more persons who are related by blood, marriage (including common law marriages) or adoption.

120.138 **ONE HOUSEHOLD UNIT** means one person or two or more persons who are not related by blood, marriage (including common law marriages) or adoption occupying a *dwelling unit, bachelor unit* or *housekeeping unit*.

120.138.1 **OUTDOOR STORAGE** means means the storage of goods or materials, for more than 72 hours, which are not located within a fully enclosed building, and excludes the storage of *shipping containers* and vehicles. **(BYLAW 7615, 2013)**

120.139 **PARKING AREA** means a site or portion of a site unoccupied by buildings, the surface of which is prepared for and is used, or is intended to be used, primarily for the parking or storage of motor vehicles.

120.140 **PARKING GARAGE** means a building, or portion of a building, or structure or portion of a structure, the primary purpose of which is the parking or storage of motor vehicles.

120.141 **PARKING SPACE** means a space within a building or a *parking area* for the parking of one motor vehicle, excluding driveways, ramps and manoeuvring areas, and unobstructed by columns, walls or other structural features. **(BYLAW 8184, 2020)**

120.141.1 **PASSIVE HOUSE** is a building certified, by an accredited Passive House certifier, as meeting the Passive House Standard established by the International Passive House Institute. **(BYLAW 7953, 2018)**

120.142 **PAWN SHOP** means the use of a building, or portion of a building, for the business of taking goods or chattels excluding the sale of firearms in pawn whether or not the provisions of the Pawnbrokers Act R.S.B.C. 1996, c. 350, as amended or replaced from time to time, apply to the business. **(BYLAW 7276, 2008)**

120.143 **PERSONAL SERVICE ESTABLISHMENT** means the use of a *building* or portion of a *building*, to provide services to a person, including but not limited to barber shops, beauty parlours, cosmetologists, florists, photography, tutoring, and services to the goods and/or apparel of a customer including but not limited to laundry and dry cleaning services, and tailoring and dressmaking, and *small scale repair* services. This use does not include health services (with the exception of *massage providers* and *massage therapists*), general office, banks, or mini storage. ` **(BYLAW 7232, 2008; 8575, 2026)**

120.143.1 **PERVIOUS SITE COVERAGE** means an area of land that allows the infiltration of water into the soil, minimizing the amount of water that runs or flows off surfaces. This includes lawn and live landscaping and may include gravel, rocks, wood chips and bark mulch where situated over soil or a porous sub-base. **(BYLAW 8524, 2025)**

120.144 **PIER HOUSE** means a building containing not more than two *housing units* of which more than fifty percent (50%) of the main floor sits on piers suspended over water measured at the high water line (the level of the highest normal tides).

120.144.1 **PLACE OF WORSHIP** means the gathering of people for the purpose of sharing, expressing or practicing a commonly-held faith, spiritual belief or religion.

120.145 **PRINCIPAL BUILDING** means a building, or portion of a building, or structure the use or intended use of which is the main use being made of the site upon which such principal building is located.

120.146 **PRINCIPAL USE** means a use, which is the main use of the site or of the *principal building* on the site. **(BYLAW 8172, 2020)**

120146.1 **PRINTING AND PUBLISING** means the use of a *building*, or portion of a *building*, for printing, lithographing or silkscreen printing; for platemaking or engraving for printing or publishing industries; for the publishing and printing of newspapers, magazines, periodicals, books, almanacs, maps, guidelines, pamphlets, flyers, or similar matter; or for book binding and associated binding operations for the printing or publishing industries. **(BYLAW 8575, 2026)**

120.147 **PRIVATE HOSPITAL** means a building, or portion of a building, in which two or more patients other than the spouse, parent or child of the owner or operator thereof are living at the same time and including a nursing home or convalescent home, but does not include a *hospital* as defined in this Bylaw or a *hospital* licensed under the Mental Health Act R.S.B.C. 1996, c.288, as amended or replaced from time to time.

120.148 **PRIVATE SCHOOL** means a school, other than a *public school*, where academic subjects are taught or which is maintained for philanthropic or religious purposes and may include a boarding school, but does not include any school or home otherwise classified or defined under this Bylaw. **(BYLAW 7893, 2017; 8172, 2020)**

120.149 **PUBLIC ASSEMBLY AND ENTERTAINMENT USES** means the use of a *building*, or portion of a *building*, for assembly or entertainment. Typical examples include; *amusement arcades*, auditoriums, billiard halls, bowling alleys, dance halls, *fitness and wellness centres*, gymnasiums, karaoke, meeting halls, swimming pools, theatres (excluding drive-in theatres), libraries, art galleries, museums, and parks, bingo halls, clubs and lodges, community centres, curling rinks and trampoline centres, but excludes adult entertainment uses, *place of worship, adult motion picture uses, adult theatres, casino, adult video stores, and liquor primary licensed premises*. **(BYLAW 7273, 2009; 8287, 2021; 8575, 2026)**

120.150 **PUBLIC OPEN SPACE** means the securing of an area of a site at grade or street level which is acceptable to the City and is appropriately landscaped for the use and enjoyment of the public during reasonable hours.

120.151 **PUBLIC SCHOOL** means an elementary school, *middle school*, junior secondary school or senior secondary school maintained at the public expense pursuant to the School Act R.S.B.C. 1996, c.412, as amended or replaced from time to time, and owned by School District No. 40. *A Child Care is permitted as an accessory use.* **(BYLAW 7893, 2017)**

120.152 **PUBLIC UTILITY** means any building, structure or land, or portion thereof, accommodating equipment as part of electrical, gas, water, sewer, telephone, radio, television or other similar facilities and includes all major installations and transmission facilities.

120.153 **PUBLIC WORKS YARD** means any building, structure or land, or portion thereof, accommodating any use provided by an agency of government or any *public utility* works yard for the maintenance, repair and storage of vehicles, equipment and/or construction materials, and shall include any accessory offices.

120.154 **PURPOSE DESIGNED APARTMENT** means a building, or portion of a building, designed and built as an apartment, and excludes a *conversion*.

120.154.1 **QUEEN'S PARK ADVANCED CATEGORY HOUSE** means a residential dwelling in the Queen's Park Heritage Conservation Area designated in the Official Community Plan, that:

- Has an original construction date earlier than January 1, 1941 and that is not listed in Appendix 4 of Schedule A to the Official Community Plan; or
- Is listed on the Heritage Register.

For the purposes of determining the original construction date of a building or structure, the date will be the earlier of the date on which the City issued a building permit authorizing the construction and the date on which the City authorized, in writing, the connection of that building or structure to the City's water supply, sewage collection, or electrical power supply systems. **(BYLAW 8024, 2018)**

120.155 **RAMP** means an inclined plane or sloping passageway for mounting or descending from one level to another.

120.156 **REAR YARD** means a *yard* extending across the full width of the site from the rear wall of the building to the rear line of the site; provided however, that in computing the required depth of a rear yard which is bounded at the rear by a *lane*, one-half of the width of the *lane* or 10 feet (3.05 metres), whichever is the lesser width, may be assumed to be part of the yard.

120.157 **RECONDITIONED GOODS** means used *electronics* or used household appliances which have had some components replaced, repaired or upgraded to increase the usefulness and/or durability of the good.

120.158 **RECONDITIONED GOODS STORE** means a *retail store* having more than 10 percent of its display floor space occupied or used for buying, procuring, selling, reselling or offering for sale or resale *reconditioned goods*.

120.159 **RECYCLING RETURN CENTRE** means the collection, sorting, packaging, temporary storage, and preparation for shipment within an enclosed building, and the shipment from the building, of recyclable materials, including empty beverage containers, used electronic goods, paper products, glass and metal, but excluding *automobile wrecking*, storage of damaged vehicles and used building materials, and includes the payment of deposit refunds. **(BYLAW 7308, 2009)**

120.159.1 **RENTAL RESIDENTIAL UNIT, SECURED** means a dwelling unit that is located on a site used for multiple dwelling, is occupied pursuant to the residential tenancy agreement, and is either:

(a) Secured by a Housing Agreement or,
(b) Is an existing multiple dwelling that is not secured by a Housing Agreement, which has not added more than five units at any point in time.

(BYLAW 7688, 2014; 7741, 2015)

120.159.2 **RESIDENTIAL COMMUNITY LIVING** means the use of land and buildings for long term and independent residential living arrangements for up to four persons with mental or physical disabilities and up to two staff members, licensed under the Community Care and Assisted Living Act, and may include counselling and life skills training activities.
(BYLAW 7675, 2014)

120.159.2.1 **RESIDENTIAL RENTAL TENURE** means, in relation to a dwelling unit in a multi-family residential building or multiple dwelling,

a) a tenancy governed by a tenancy agreement that complies with the Residential Tenancy Act or, in the event that the Act is repealed and not replaced, that contains the standard terms set out in the Residential Tenancy Regulation B.C. Reg. 477/2003 as of the date of enactment of Zoning Amendment Bylaw No. 8123, 2019; or
b) a tenancy in which the landlord is the City of New Westminster, the Greater Vancouver Housing Corporation, the B.C. Housing Management Commission, a non-profit society or association incorporated under the Societies Act or the Cooperative Association Act whose objects include the provision of affordable rental housing, or a partnership between any two or more such entities.

(BYLAW 8078, 2019; 8123, 2019)

120.159.2.1.1 **RESIDENTIAL STORAGE SPACE** means floor area within a *multiple dwelling* or *townhouse building*, used to store personal items such as recreation equipment, tires, barbecues, suitcases, miscellaneous household articles, and similar items, but does not include a *bicycle locker*.
(BYLAW 8486, 2024; 8524, 2026)

120.159.2.2 **RESIDENTIAL USE** means a use providing for the accommodation of home life of one or more persons, including activities customarily incidental to the accommodation and home life of a person. **(BYLAW 8578, 2026)**

120.159.2.3 **RESTAURANT** means a use where prepared food and drinks are produced and sold to the public for consumption on or off the premises. Typical examples include restaurants, cafes, juice bars, fast food establishments, and pubs. This use does not include *small-scale brewery or distillery or liquor primary licensed premises*. **(BYLAW 8575, 2026)**

120.159.3 **RETAIL SALE OF CANNABIS** means the use of a site or a portion of a site only for the retail sale or distribution of *cannabis*, including any products containing *cannabis*, directly to a consumer for which a license has been issued under the Provincial *Cannabis Control and Licensing Act* (Bill 30) as amended and replaced from time to time.
(BYLAW 7966, 2018) (BYLAW 8043, 2018)

120.159.4 **RETAIL SAIL OF VAPE PRODUCTS (age restricted premises)** means the use of a site or portion of a site primarily for the retail sale of vaping products as defined by the *Tobacco and Vaping Products Act. S.C. 1997*, and where minors under the age of 19 are not permitted to access. **(BYLAW 8543, 2025)**

120.160 **RETAIL STORE** means the use of a *building*, or portion of a *building*, for the sale of new goods directly to the consumer excluding the sale of new or used firearms. Typical examples include: food stores, general merchandise stores, sale of new automobile parts and accessories, apparel and clothing stores, hardware stores, furniture and fixture stores, drug and cosmetic stores, book and stationary stores, flower shops, jewellery stores, tobacconist stores, pet stores, photographic supply and photographer stores and similar stores in a pedestrian environment. **(BYLAW 7276, 2008; 8575, 2026)**

120.161 **RETAIL LIQUOR STORE** means a **RETAIL STORE** of not more than 2,000 gross square feet of floor space (excluding refrigerated space) which is 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 11:00pm or before 9:00am and which does not permit consumption of alcoholic beverages on the premises.
(BYLAW 6895, 2003; 8172, 2020)

120.161.1 **RETAINING WALL** means a structure constructed of any material and designed to hold back, stabilize or support an earthen bank resulting from differences in site grades.
(BYLAW 7614, 2013)

120.162 **ROW HOUSE** means a *house* sitting upon its own fee-simple lot, consisting of one *dwelling unit* sharing a common wall to one or more *dwelling units* with each *dwelling unit* located on a lot abutting a street and a *lane*.

120.163 **SCHOOL, MIDDLE** see *middle school.*

120.164 **SCHOOL, PRIVATE** see *private school.*

120.165 **SCHOOL, PUBLIC** see *public school.*

120.166 **SCHOOL, SELF-IMPROVEMENT** see *self-improvement school.*

120.167 **SCHOOL STAFF MEMBER** means a person employed full-time or part-time at a school whether or not employed by School District # 40, including without limitation teachers, special education assistants, administrative and custodial staff and staff providing special instruction and other programs to students. **(BYLAW 7272, 2008)**

120.168 **SCHOOL, TRADE** see *trade school.*

120.169 **SCRAP METAL** means used or discarded items which consist predominantly of ferrous metals, aluminium, brass, copper, lead, chromium, tin, nickel, magnesium, zinc or alloys thereof but does not include used metal cans or containers for food, beverages, paint, or domestic or household products normally recycled to avoid waste; **(BYLAW 7203, 2007)**

120.170 **SCRAP METAL DEALER** means any person carrying on the business of buying and selling Scrap Metal. **(BYLAW 7203, 2007)**

120.171 **SECOND HAND SPECIALTY STORE** means a *retail store* having more than 10 percent of its display floor space occupied or used for buying, procuring, selling, reselling or offering for sale or resale used goods from only one of the following categories:

a) books, magazines and papers

b) collectibles

c) electronics

d) jewellery and accessories

e) luggage and travel accessories

f) musical equipment and accessories (excluding recorded music), or

g) recreational equipment and accessories.

120.172 **SECOND HAND STORE** means a *retail store* having more than 10 percent of its floor space occupied or used for buying, procuring, selling, reselling or offering for sale or resale used goods of every nature and kind except empty recyclable bottles or cans, either directly or on consignment, and for greater certainty, includes a *reconditioned goods store*, but does not include a *pawn shop*, *used music store* or *used tool store*.

120.173 **SECONDARY SUITES CO-ORDINATOR** means the person appointed from time to time by *Council* for the purpose of enforcing this Bylaw.

120.174 **SECONDARY SUITE** has the same meaning as under the British Columbia Building Code, and does not include a strata lot. **(BYLAW 8453, 2024)**

120.174.1 **SECURED RENTAL RESIDENTIAL UNIT** see **RENTAL RESIDENTIAL UNIT, SECURED** **(BYLAW 7688, 2014)**

120.175 **SEISMIC UPGRADING** means the upgrading of an existing building, or portion of a building, that does not meet current seismic requirements up to the current seismic requirements of the Building Bylaw of the City of New Westminster, as amended or replaced from time to time, or erection of a new building, or portion of a building, to these requirements and in such a manner as not to conflict with *Façade Improvements in Accordance with Heritage Guidelines.*

120.175.1 **SETBACK** means an area measured perpendicular from a *lot line*, excluding corner truncations, within which no *structure* may be located, except as specifically permitted elsewhere in this Bylaw. **(BYLAW 8184, 2020)**

120.175.2 **SETBACK, EXTERIOR SIDE** means a *setback* extending along the length of a *side lot line* which is adjacent to a street or *lane*. **(BYLAW 8184, 2020)**

120.175.3 **SETBACK, FRONT** means a *setback* extending along the length of a *front lot line.* **(BYLAW 8184, 2020)**

120.175.4 **SETBACK, REAR** means a *setback* extending along the length of a *side lot line*. **(BYLAW 8184, 2020)**

120.175.5 **SETBACK, SIDE** means a *setback* extending along the length of a *side lot line*. **(BYLAW 8184, 2020)**

120.176 **SHIPPING CONTAINER** means a rectangular metal container customarily used for the transport of freight or for storage. **(BYLAW 7084, 2006)**

120.177 **SELF-IMPROVEMENT SCHOOL** means the use of a *building*, or portion of a *building*, for instruction in arts, dance, drama, cooking, music, martial arts, sports or similar self-improvement activities, but does not include any sex-oriented business. **(BYLAW 8575, 2026)**

120.178 **SIDE YARD** means a *yard* extending from the front wall of the building to the rear wall of the building and lying between the side line of the site and the side wall of the building.

120.179 **SINGLE DETACHED DWELLING** means the use of a *site* for a building consisting of one principal *dwelling unit* and which may contain a *secondary suite.*
(BYLAW 8453, 2024; BYLAW 8578, 2026)

120.180 **SITE** means an area of land abutting on a street consisting of one registered parcel of land except in the case of an air space parcel or parcels in which case the *site* shall consist of the air space parcel or parcels and the remainder of the parcel of land from which the air space parcel or parcels were created such that these parcels are treated for all purposes in this Bylaw as a single *site*, the area of which shall be calculated as if no air space subdivision had occurred.

120.181 **SITE, CORNER** see *Corner Site*.

120.182 **SITE, INTERIOR** see *Interior Site*.

120.183 **SITE, THROUGH** see *Through Site*.

120.184 **SITE COVERAGE** means the horizontal projection of the area within the outside walls of each floor of the buildings and structures on a site on to a single plane.
(BYLAW 8436, 2024)

120.185 **SITE LINES** means the lines bounding the *site*.

120.186 **SLEEPING UNIT** means one or more *habitable rooms* equipped to be used for sleeping and sitting purposes only (see *dormitory unit*).

120.186.1 **SMALL-SCALE BREWERY OR DISTILLERY** means the use of a *building*, or portion of a *building*, for the production and manufacturing of beer, spirits, wine or other alcoholic beverages, as authorized under the Liquor Control and Licensing Act. This use does not include *liquor primary licensed premises*. **(BYLAW 8575, 2026)**

120.186.2 **SMALL-SCALE PRODUCTION** means the use of a *building*, or portion of a *building*, for the production and manufacturing of products for sale to customers or commercial businesses. Typical examples include: catering services, makerspaces, clothing design and manufacturing, and jewelry design and fabrication. This use does not include *small-scale brewery or distillery*, *cannabis cultivation*, *or cannabis production facility*.
(BYLAW 8575, 2026)

120.186.3 **SMALL-SCALE REPAIR SERVICES** means the use of a building, or portion of a building, for the repairing of household goods, including the repairing of small household appliances and re-upholstering of furniture, sporting goods, toys, bicycles, shoes, jewellery, watches, or other household items capable of being carried to the premises by the customer, or for the sharpening of blades or cutting of keys. **(BYLAW 8575, 2026)**

120.187 **STAIRCASE** means an open flight or series of flights of steps or stairs leaving from one floor to another including the landings, handrails and support balustrades.

120.188 **STAIRWELL** means a *staircase* enclosed within a vertical shaft of surrounding walls or partitions.

120.189 **STORE, ADULT VIDEO** see *Adult Video Store*.

120.190 **STORE, ANTIQUE** see *Antique Store*.

120.191 **STORE, CHARITY THRIFT** see *Charity Thrift Store*.

120.192 **STORE, CLOTHING CONSIGNMENT** see *Clothing Consignment Store*.

120.193 **STORE, RECONDITIONED GOODS** see *Reconditioned Goods Store*.

120.194 **STORE, RETAIL** see *Retail Store*.

120.195 **STORE, SECOND HAND SPECIALTY** see *Second Hand Specialty Store*.

120.196 **STORE, SECOND HAND** see *Second Hand Store*.

120.197 **STORE, USED MUSIC** see *Used Music Store*.

120.198 **STORE, USED TOOL** see *Used Tool Store*.

120.199 **STORE, VIDEO** see *Video Store*.

120.200 **STOREY** means the portion of a *building* included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between such floor and the ceiling above it. A storey shall include *cellar*, *basement*, mezzanine, first floor, second floor, and every other type of *storey*, above or below grade, but shall not include a) an undeveloped area with a clear vertical height from a floor to a ceiling of 4 feet (1.22 metres) or less to which there is no permanent means of access or b) a crawl space in Queensborough required to meet flood covenant requirements. **(BYLAW 8495, 2025)**

120.201 **STREET** means a public thoroughfare, which affords principal means of access to abutting property.

120.201.1 **STREET AND TRAFFIC BYLAW** means City of New Westminster Street and Traffic Bylaw No. 7664, 2015, as amended or replaced from time to time. **(BYLAW 8502, 2025)**

120.202 **STRIPPER** means a person who, during a performance, removes all of the clothing from his or her body, or who comes to the performance area or stage, either totally nude and dresses in the performance, or leaves the stage during the performance to undress and returns thereafter to continue the performance.

120.203 **STRUCTURE** means anything constructed or erected the use of which requires more or less permanent location on the ground, or which is attached to something having a permanent location on the ground.

120.204 **STUDENT HOUSING** means the use of a building, or portion of a building, for the domestic purposes of students attending an educational facility.

120.204.1 **SUBDIVISION AND DEVELOPMENT CONTROL BYLAW** means City of New Westminster Subdivision and Development Control Bylaw No. 7142, 2007 as amended or replaced from time to time. **(BYLAW 8502, 2025)**

120.205 **SUPPORTIVE HOUSING** means self contained housing units in a purpose designed building that provide long-term housing, often without a time limit as to the length of stay, to enable occupants to live more independently within the community. This type of housing incorporates a rage of support services which address the needs of the occupants. **(BYLAW 7201, 2007)**

120.206 **THROUGH SITE** means a *site* having a frontage on two parallel or approximately parallel *streets*.

120.207 **TOWNHOUSE** means a *residential use* comprising three or more *dwelling units* separated from another by party walls, where the principal *dwelling units* are side by side or back-to-back, and are not stacked, and all units have a separate, direct entrance to outside without an enclosed corridor or vestibule. **(BYLAW 8453, 2024; 8524, 2025; 8578, 2026)**

120.207.1 **TRANSIT ORIENTED DEVELOPMENT AREA** means an area of the City designated as a transit-oriented area by Transit Oriented Area Designation Bylaw No. 8460, 2024, pursuant to section 585.52 of the *Local Government Act*, generally including all land within 800 metres of a SkyTrain station. **(BYLAW 8453, 2024)**

120.207.2 **TRANSITIONAL HOUSING** means self contained housing units in a purpose designed building that are viewed as an interim housing step with occupants moving to more permanent housing once their situation has stabilized. This type of housing accommodates stays from 30 days to 36 months and incorporates a range of support services which address the needs of occupants. It does not include a detoxification or medical facility.

(BYLAW 7201, 2007)

120.208 **TRADE SCHOOL** means the use of a building, or portion of a building, for instruction and or apprenticeship in an industrial occupation, such as automobile mechanics, bricklaying, carpentry, electrical wiring, plumbing, sheet metal work or similar occupation.

120.209 **TRUCK STOP** means a building, or portion of a building, or buildings providing facilities as are used by employees and truck drivers during stopovers at the facilities and may include a) sleeping accommodation; b) restaurants; or c) *retail stores*.

120.210 **USABLE OPEN SPACE** means an unobstructed area or areas, accessible in whole or in part to all occupants of the building it serves, having no dimension less than 10 feet (3.05 metres) and being available for safe and convenient use for recreation or leisure activities. This usable open space may be on roofs or *structures* or at grade and may include private balconies or patios but shall not include Off-Street parking areas, Off-Street loading areas or service driveways.

120.211 **USED AUTOMOTIVE PARTS BUSINESS** means a business having more than 10 percent of its floor space occupied or used for buying, procuring, selling, reselling or offering for sale or resale used automotive parts and accessories, and may include the dismantling of automobiles provided that the dismantling and any storage of automobiles or automobile parts is conducted entirely within an enclosed building, or portion of a building,.

120.212 **USED MUSIC STORE** means a *retail store* having more than 10 percent of its display floor space occupied or used for buying, procuring, selling, reselling or offering for sale or resale used recorded music stored in a vinyl, audio tape, compact disc or any other format.

120.213 **USED TOOL STORE** means a *retail store* having more than 10 percent of its display floor space occupied or used for buying, procuring, selling, reselling or offering for sale or resale used tools suitable for construction, automotive repair or domestic use.

120.214 **VESSEL** means any ship or boat or any other description of vessel used or designed to be used in navigation.

120.215 Deleted. **(BYLAW 7058, 2005)**

120.216 **VIDEO STORE** means a building, or portion of a building, where motion pictures are available for distribution, sale or rental.

120.217 **WATERCRAFT** means any ship, boat, hull, house, raft, etc. which is afloat and used for residential purposes.

120.217.1 **WHOLESALING** means the use of a *building* where goods, wares, merchandise, substances, articles or things are sold in bulk to retailers or to businesses, institutions or government agencies for their own use or for resale and does not include the sale of goods directly to the consumer. **(BYLAW 8495, 2025)**

120.218 **WOMEN'S TRANSITION HOUSE** means a facility funded by and under contract with the province which is contained within a *single detached dwelling*, *duplex* or *multiplex*, in which all units are owned by the same owner, and which is intended to provide a safe place of residence on a temporary basis for women and their children leaving an abusive relationship. **(BYLAW 8578, 2026)**

120.219 **YARD** means any part of a *site* which is unoccupied and unobstructed by buildings or other *structures* from the ground upward, save and except for those buildings or other *structures* or appurtenances provided for in Sections 190.37 to 190.40 of this Bylaw.

130. Administration

General Restrictive Clause

130.1 No person shall erect, construct, locate, alter, reconstruct or maintain any building, or locate or carry on any industry, business, trade or calling, or use any land or building within any District, without complying with the provisions of this Bylaw applicable thereto.

Notice of Public Hearing

130.2 Notice of public hearings shall be provided in accordance with the Development Approval Procedures Bylaw, 1987, as amended or replaced from time to time.

Enforcement

Right of Entry

130.3 The Director of Engineering is hereby authorised to enter at all reasonable times upon any property or a building, or portion of a building, subject to this Bylaw to ascertain whether the regulations and provisions herein contained are being or have been complied with. A person employed from time to time by the City as a Deputy or Deputy Director of Engineering, Assistant Director of Engineering, Supervisor of Inspections, Building Inspector, Director of Planning, Secondary Suites Co-ordinator, Senior Planner, Planner, Planning Analyst, or Planning Assistant is hereby designated to act in the place of the Director of Engineering for the purposes of this subsection.

130.4 It shall be unlawful for any person to prevent or obstruct or seek or attempt to prevent or obstruct any of such officials in or from the carrying out of any of their official duties under this Bylaw.

Buildings in Contravention of City Bylaws

130.5 Where any building or part of a building or other erection has been constructed or placed in contravention of this Bylaw, the Director of Engineering may, subject to the provisions of the Building Bylaw, as amended or replaced from time to time (or of any Bylaw of the City applicable thereto), with the approval of the Council, pull down or remove the building or part of the building or erection so constructed or placed in contravention of this Bylaw at the expense of the owner, as provided in said Building Bylaw, as amended or replaced from time to time.

Information Required for Design Review

130.6 Every application for a building permit, except for one and two unit residential uses shall be accompanied by, in addition to any other requirements, the following:

a) A topographic plan of the proposed site, including site elevations at each corner of the site, prepared by a British Columbia Land Surveyor and dated within six months of the application date. Profiles, where appropriate, are to be included;

b) Fully dimensioned architectural drawings of the proposed project, drawn to an appropriate scale. The plans shall include exterior elevations, cross sections and floor plans of the building, complete with geodetic elevations of all floors. Proposed materials are to be indicated on the exterior elevations;

c) Landscaping plans to scale showing number, type and extent of plant material proposed to be used and the proposed treatment of other surfaces of the site. Such plans shall also include the proposed treatment of the street boulevard and crossings;

d) Context photographs of the existing site and surrounding properties;

e) Sun, shade, shadow analysis and effects on adjoining properties, and streets at 10:00 a.m., 12:00 noon, and 2:00 p.m. on September 21 and March 21 for any building taller than 3 storeys and or 35 feet (10.67 metres) above the height datum;

f) A coloured perspective or scale model of the finished building or structure and site development;

g) A colour board, or coloured samples of the proposed materials;

h) A statistical table of the proposal covering all of the conditions of use for the applicable Zoning District. The table shall include yard and setback requirements, as well as density, floor space ratio, site coverage, height and parking calculations. Balcony and open space areas and dimensions, housing unit areas, and areas set aside for recreation facilities shall be noted. Any Bylaw deficiencies shall be noted on the plans submitted;

i) A driveway profile: the first 20 feet (6.10 metres) having a slope not greater than ten percent (10%), with a slope not greater than fifteen percent (15%) on the remainder;

j) Drawings to scale indicating the location, size and type of all intended signs;

k) Drawings of all Off-Street parking spaces and the manoeuvring aisles and access ramps.

Two or More Zoning Districts on One Lot

130.7 Where a lot contains more than one zone:

a) Each zoned area shall be treated as a separate entity for the purpose of determining compliance with the provisions of the zone;

b) All uses that are accessory to a principal use shall be provided within the area zoned for the principal use.

Penalty for Violation

130.8 Every person who commits any infraction of or offense against any of the provisions of this Bylaw shall, upon conviction thereof, forfeit and pay at the discretion of the convicting Judge a fine not exceeding (exclusive of costs) the sum of five thousand dollars ($5,000) for each offense and in default of payment therefor, to imprisonment to a term not exceeding two months.

Land Use Contracts

130.9 Bylaw No. 4936 (1976)
West half each of Lots 31 & 32, Lot 4, Block 13, Suburban Block 12
(municipally known as 927 Eighth Avenue)

130.10 Bylaw No. 4937 (1976)
Lot 4 of Blocks 7 and 8, Suburban Block 34, Plan 2620
(municipally known as 131 Third Street)

140. Off-Street Parking Spaces

(BYLAW 8184, 2020)

Off-Street Parking Space Requirements

140 .1 *Off-Street parking space*s shall be provided in accordance with the requirements of this section.

140 .2 When the number of required *off-street parking spaces* results in a fractional space, any fraction shall be rounded up to the nearest whole number.

140 .3 Imperial measurements are provided for convenience only. In the case of a difference between a metric measurement and an imperial measurement, the metric measurement shall prevail.

140 .4 Where two or more uses occur on a *site*, the minimum number of required parking spaces must be the sum of the *parking space*s required for each individual use.

Use of Off-Street Parking

140 .5 *Off-street parking space*s provided shall only be used for parking of vehicles not exceeding 4,536 kilograms (10,000 pounds).

140 .6 Required *off-street parking space*s for any *buildings* used by the public must be accessible during all hours of business.

Units of Measurement

140 .7 Where *net floor area* is used as a unit of measurement for the calculation of required parking spaces, it shall include the *net floor area* of all *buildings*, designated for the use with the exception that any space used for parking shall not generate an additional parking requirement.

140 .8 Where number of persons is used as a unit of measurement, it shall mean the greatest number of persons on-site, at any time for the particular use.

Residential Off-Street Parking Space Requirements

140 .9 Except for *residential uses* located on *sites* within a *transit-oriented development area*, *off-street parking* spaces for residential uses shall be provided in accordance with the following table:

(BYLAW 8225, 2020; 8453, 2024)

Use	Minimum Required *Off-Street Parking Spaces*
Congregate Housing	0.2 spaces per *bachelor unit* 0.4 spaces per one-bedroom unit
Dormitory Unit	1.0 space per each 140 square metres use for habitable rooms or space
Duplex and Multiplex- *Sites located outside of 400 metres of a prescribed bus stop per Provincial Legislation*	1.0 space per principal *dwelling unit;* 0.5 spaces for each of the first 2 secondary suites; and 1 space for each additional secondary suite. **(BYLAW 8578, 2026)**
Duplex and Multiplex- *Sites located within 400 metres of a prescribed bus stop per Provincial Legislation*	Not required. **(BYLAW 8578, 2026)**
Elderly Citizen's Home	1.0 spaces per each five (5) studio unit 2.0 spaces per each five (5) one-bedroom unit
Float Home, Houseboat, Liveaboard, Pier House	1.0 space per unit
Housekeeping Unit	1.0 space per each unit

Townhouse and Row House – Sites located in Mainland New Westminster	1.0 space per *dwelling unit* 0.5 spaces per *secondary suite* 0.1 spaces per principal *dwelling unit*, for visitor parking, on sites with 10 or more principal dwelling units except that visitor parking is not required for units in a non-stratified development **(BYLAW 8524, 2025)**
Townhouse and Row House – Sites located in Queensborough	1.25 spaces per *dwelling unit* with two bedrooms 1.5 spaces per *dwelling unit* with three or more bedrooms 0.1 spaces per dwelling unit for visitor parking, on sites with 10 or more principal dwelling units, except that visitor parking is not required for units in a non-stratified development **(BYLAW 8524, 2025)**
Multiple Dwellings	0.9 spaces per studio and *dwelling unit* with one bedroom 1.25 spaces per *dwelling unit* with two bedrooms 1.5 spaces per *dwelling unit* with three or more bedrooms 0.1 spaces per *dwelling unit* for visitor parking
Multiple Dwellings – *Sites* located within 250 metres of a *Frequent Transit Network*	0.75 spaces per studio and *dwelling unit* with one bedroom 1.0 spaces per *dwelling unit* with two bedrooms 1.25 spaces per *dwelling unit* with three or more bedrooms 0.05 spaces per *dwelling unit* for visitor parking
Non-Profit Housing Development – *Sites* located within 250 metres of a *Frequent Transit Network*	0.5 spaces per *dwelling unit* 0.1 spaces per *dwelling unit* for visitor parking

Non-Profit Housing Development	0.6 spaces per studio and *dwelling unit* with one bedroom 0.8 spaces per *dwelling unit* with two bedrooms 1.0 space per *dwelling unit* with three or more bedrooms 0.1 spaces per *dwelling unit* for visitor parking
Secured Rental Units	0.8 spaces per studio and *dwelling unit* with one bedroom 1.0 space per *dwelling unit* with two bedrooms 1.25 spaces per *dwelling unit* with three or more bedrooms 0.1 spaces per *dwelling unit* for visitor parking
Secured Rental Units - *Sites* located within 250 metres of a *Frequent Transit Network*	0.6 spaces per studio and *dwelling unit* with one bedroom 0.8 spaces per *dwelling unit* with two bedrooms 1.0 spaces per *dwelling unit* with three or more bedrooms 0.05 spaces per *dwelling unit* for visitor parking
Single Detached Dwelling *Accessory dwelling unit* or *secondary suite*	1.0 space per *dwelling unit* An additional 1.0 space per *dwelling unit* for the first *accessory dwelling unit* or *secondary suite* No additional *off-street parking spaces* required per *dwelling unit* for the second *accessory dwelling unit* or *secondary suite*
Sleeping unit	1.0 space per each 32 square metres of floor space used for habitable rooms or space
Supportive Housing or ***Transitional Housing***	*Off-street parking spaces* shall be provided to the satisfaction of the Director of Engineering

Supportive Housing or Transitional Housing - *Sites* located within 250 metres of a *Frequent Transit Network*	No *off-street parking spaces* required
Youth Hostels	1.0 space per each eight (8) *dwelling units*, *bachelor units*, housekeeping units, or *sleeping units*

(BYLAW 8225, 2020; 8396, 2023; 8453, 2024; 8502, 2025; 8578, 2026)

Commercial Parking Space Requirements

140 .10 *Off-street parking spaces* for *commercial uses* shall be provided in accordance with the following table:

Use	*Required Off-street Parking Spaces*		Measurement
***Business and Professional Office* Use**	Minimum	1.0 per 50 sq. metres	*Net Floor Area*
	Maximum	1.0 per 33.33 sq. metres	
***Casino* uses**	Minimum	1.0 per 100 sq. metres *net floor area*	*Net Floor Area*
Commercial and retail uses located *Downtown*	Minimum	1.0 per 72 sq. metres 1.0 per 100 sq. metres for properties zoned C-8	*Net Floor Area*
Hotels	Minimum	0.8 per rental unit	Rental unit
	Maximum	1.0 per rental unit	
Liquor Primary Licensed Premises	Minimum	1.0 per 12.50 sq. metres	*Net Floor Area*
	Maximum	1.0 per 9.0 sq. metres	
Marinas	Minimum	1.0 per	Recreational vessel moorage space
	Maximum	-	
Medical and Dental Clinics	Minimum	1.0 per 33.33 sq. metres per	*Net Floor Area*
	Max.	1.0 per 25 sq. metres	

***Retail Stores* and other *commercial uses* not in this table**	Minimum	1.0 per 50 sq. metres	*Net Floor Area*
	Maximum	1.0 per 33.33 sq. metres	
***Retail Stores* (larger than 10,000 sq. metres) and other *commercial uses* not in this table**	Minimum	1.0 per 40 sq. metres (430.55 sq. ft.)	*Net Floor Area*
	Maximum	1.0 per 33.33 sq. metres	
Public Assembly	Minimum	1 per 92.29 sq. meters	*Net floor area* of primary assembly area
	Maximum	-	
Restaurants	Minimum	1.0 per 50 sq. metres for restaurants up to 100 sq metres of *net floor area*; and	*Net Floor Area*
	Minimum	1.0 per 40 sq. metres for restaurants between 100 sq. metres and 500 sq. metres of *net floor area*; and	
	Minimum	1.0 per 33.33 sq. metres for restaurants 500 sq. metres and above	
	Maximum	1.0 per 33.33 sq. metres	

140 .11 Despite the provisions above, for offices, banks, businesses, *retail stores*, *restaurants* and *personal service establishment (*excluding *home occupations* in mixed-use districts), where the width of the *site* is less than 13.72 metres, one *parking space* shall be provided for each 92.90 square metres or portion thereof of *gross floor area* of *commercial use* within the *building.*

140 .12 No additional parking is required for an existing *building* used for *commercial use*s and which continues to be used for *commercial use*s provided no additional floor space is added to the *building*.

140. .12 .1 The following reductions are permitted for liquor primary licensed premises, lounge endorsement area, restaurant or café uses:

BYLAW 8206, 2020; 8246, 2020 ; 8317, 2022; 8353, 2022; 8357, 2022

(a) two off-street parking spaces, which are not accessible off-street parking spaces; or

(b) one off-street loading space, provided patio furnishings or structures located within the loading space can be disassembled at any time to facilitate loading.

per establishment on site, provided such reduction facilitates a space for outdoor seating and consumption of food and/or beverage served by and in close proximity to the business.

Commercial Service and Industrial Off-Street Parking Space Requirements

140 .13 *Off-street parking space*s for commercial service and *industrial uses* shall be provided in accordance with the following table:

Use	Required *Off-street Parking Spaces*		Measurement
Fuel Service Stations, and Automobile, Truck, Motorcycle and Boat Inspection, Repair and Service	Min.	0.5 per; and	Gasoline Pump
	Min.	1.0 per	Vehicle Service Bay
	Min.	1.0 per 46.45 sq. metres	*Net Floor Area*
	Max.	-	
Industrial Uses*, except Mini Storage, *Recycling Return Centre	Min.	1.0 per 92.9 sq. metres up to 18,580 sq. metres of *net floor area*; and	*Net Floor Area*
	Min.	1.0 per 278.70 sq. metres above 18,580 sq. metres	
	Max.	-	
Mini Storage	Min.	1.0 per 325.15 sq. metres	*Net Floor Area*
	Max.	-	
Recycling Return Centre	Min.	6.0 per	Business premises
	Max.	-	

Exterior Areas used for Storage or Product Display	Min.	1.0 per 278.70 sq. metres up to 1,393.50 sq. metres; and	Lot Area Used for Display and Storage
	Min.	1.0 per 464.5 sq. metres between 1,393.50 sq. metres and 3,716 sq. metres; and	
	Min.	1 per 1,393.50 sq. metres for 3716 sq. metres and above	
	Max.	-	

Institutional Off-street Parking Space Requirements

140 .14 *Off-street parking space*s for *institutional use*s shall be provided in accordance with the following table:

Use	Required *Off-street Parking Spaces*		Measurement
Child Care* in a non-residential *building	Min.	1 per 50 sq. metres	*Net Floor Area*
	Max.	-	
Child Care* in a residential *building	Min.	No Requirements	
	Max.	-	
Community Centres	Min.	1 per 18.58 sq. metres	*Net Floor Area*
	Max.	-	
Curling Rinks	Min.	8 per	Ice sheet or curling lane
	Max.	-	
Fire Stations	Min.	1 per 46.45 sq. metres	*Net Floor Area*
	Max.	-	
Hospital, Private hospital	Min.	1 per 92.9 sq. metres	*Net Floor Area*
	Max.	-	
Libraries	Min.	1 per 74.32 sq. metres	*Net Floor Area*
	Max.	-	

Religious Assembly and *Place of Worship, and similar places of public assembly*	Min.	1 per 92.29 sq. meters	*Net floor area* of primary assembly area
	Max.	-	
Public School, Private School	Min.	0.7 per; or 0.5 per if the school is located within 400 metres of a transit stop at which transit service is provided between 7 a.m. and 9 a.m. and between 3 p.m. and 6 p.m. at intervals of not more than 15 minutes;	*School Staff Member*
	Max.	-	

Crisis Response Uses Off-Street Parking Space Requirements

140 .14.1 For *crisis response uses*, *off-street parking* shall be provided to the satisfaction of the Director of Engineering. **BYLAW 8286, 2021**

140 .15 If a use is not listed in the tables above, the number of *off-street parking spaces* shall be calculated on the basis of a similar use as determined by the *Director of Engineering.*

Car and Van Pool Parking Spaces Required

140 .16 Five percent (5%) of required off-street *parking space*s for *business and professional office*, *industrial* and *institutional use*s with more than 30 *off-street parking* spaces shall be reserved for car or van pool use and shall include appropriate signage indicating: “Car Pool Space – Reserved 8 am to 5 pm on Weekdays”.

Provision of Electric Vehicle Charging Infrastructure

140 .17 For new *buildings* that contain at least one *dwelling unit*, all *off-street parking* spaces provided for *residential uses* and all *off-street parking* spaces for car share vehicles shall provide an *Energized Level 2* outlet or higher to the *parking space*. **BYLAW 8225, 2020; 8453, 2024**

140 .17 .1 *Energized Level 2 outlets* are not required for visitor parking spaces. **BYLAW 8453, 2024**

140 .17 .2 For new *buildings* (except *hotels*) that contain at least 100 square metres of non-residential floor area: **BYLAW 8494, 2024**

a) a minimum of 40% of the provided non-residential *off-street parking* spaces shall provide an *Energized Level 2 outlet*, or higher, with or without an *Electric Vehicle Energy Management System*;
b) a minimum of 10% of the provided non-residential *off-street parking* spaces shall provide an *Energized Level 2 outlet*, or higher, without an *Electric Vehicle Energy Management System;*
c) all provided *accessible off-street parking spaces* shall provide an *Energized Level 2 outlet*, or higher. A minimum of 20% of provided *accessible off-street parking spaces* shall provide an *Energized Level 2 outlet*, or higher, without an *Electric Vehicle Energy Management System; and*
d) All provided *off-street parking spaces* for *car share vehicles* shall provide an *Energized Level 2 outlet*, or higher, without an *Electric Vehicle Energy Management System*.

140 .17 .3 Despite Section 140.17.2, for all *hotels*, 100% of provided *off-street parking spaces* shall provide an *Energized Level 2 outlet*, or higher, with or without an *Electric Vehicle Energy Management System*. **BYLAW 8494, 2024**

140 .18 *Energized Level 2 outlets and DC Fast Charging* infrastructure, provided pursuant to the sections 140.17, 140.17.2 and 140.17.3, shall be labeled for their intended use for *electric vehicle* charging. **BYLAW 8453, 2024; 8494, 2024**

140 .19 Where an electric vehicle energy management system (EVEMS) is implemented, load management or load sharing capabilities may be used to help reduce incremental load requirements. Where the EVEMS is implemented, the City may establish a minimum performance standard to ensure that sufficient electricity is available to electric vehicle supply equipment (EVSE) users to ensure a reasonable rate of electric vehicle charging. **BYLAW 8225, 2020**

140 .20 For spaces dedicated to car share vehicles, the City may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging. **BYLAW 8225, 2020**

Family-Friendly Housing Unit Parking

140 .21 Conversion of *dwelling units* to increase the number of bedrooms on a *site* used for *multiple dwellings* will not require provision of additional *parking spaces* provided that the units conform to the Design Guidelines of the Family-Friendly Housing Policy.

Secured Rental Units Parking

140 .22 Despite any other provisions of the Off-Street Parking regulations section of this Bylaw, additional *off-street parking spaces* are not required for additional *secured rental residential units* provided:

(a) No more than five (5) additional *secured rental residential units* are added to the number of *dwelling unit*s on the site prior to the adoption of Zoning Amendment Bylaw 7688, 2014 on September 29, 2014;

(b) The *site* was used for *secured rental residential units* prior to the adoption of Zoning Amendment Bylaw 7688, 2014 on September 29, 2014.

Off-street Parking Space Reductions and Incentives

Downtown Off-street Parking

140 .23 The minimum *off-street parking spaces* required for non-residential uses may be reduced for a *site* located within *Downtown* by: **BYLAW 8396, 2023**

(a) 5% for a *site* within 250 meters of a SkyTrain Station; or

(b) 2.5% for a *site* within 500 meters of a StyTrain Station

Car Share Vehicle and Parking Spaces

140 .24 For any *multiple dwelling, townhouse, commercial, or industrial use,* the overall number of required *off-street parking spaces* may be reduced by five (net reduction of four) parking spaces for every *car share vehicle* and car share *parking space* provided, up to a maximum of 10% of the required parking. **BYLAW 8287, 2021; 8524, 2025**

140 .25 *Car share vehicles* and car share parking spaces must be secured by an easement and restrictive covenant to ensure that such parking spaces are reserved and maintained for such use and the spaces shall not be leased or rented.

City Parking Facilities - Payment In-Lieu

140 .26 An owner or occupier of a *building,* any part of which is within 457.20 metres (1,500 feet) of a collective parking facility owned by the City, may comply with the *off-street parking* space requirements specified in this Bylaw, other than those specified for the parking of bicycles or under the heading “Provisions for Independent Living”, by paying $35,000 to the City, before the issuance of a building permit, for each parking space.

Commercial and Industrial Parking

140 .27 Notwithstanding the parking space requirements specified in this section, commercial and industrial *parking space* requirements may be reduced to the extent indicated if the following transportation demand management measures are in place, and such reductions may be cumulative:

(a) If 24 hour pay parking is in place and maintained by the occupier of a commercial *building,* including visitor and employee paid parking, then the number of required parking spaces may be reduced by 3%.

(b) If 10% of required parking spaces are equipped with electrical outlets for the recharging of *electric vehicle*s, then the number of required parking spaces may be reduced by 3%.

Front Street Parkade Parking Credits

140 .28 The owners and occupiers of each of the buildings whose civic address is set out in Appendix D are exempt from the requirement to provide *off-street parking* spaces for non-residential uses required per the Off-Street Parking Regulations section of the Bylaw, but only to the extent of the number of spaces specified in Appendix D for that civic address, for so long as: **BYLAW 8453, 2024**

(a) the Front Street Parkade provides publicly available *parking spaces*; and

(b) the *building* in existence at that civic address on the date of adoption of this Bylaw remains in existence; and

(c) if the *building* is demolished, the exemption shall cease to apply and any replacement *building* shall fully comply with the requirements of the Off-Street Parking Regulations section of the Bylaw to provide *off-street parking spaces* for non-residential uses. **BYLAW 8453, 2024**

Shared Off-Street Parking Spaces

140 .29 Shared *parking areas* to meet required off-street *parking space* requirements is permitted under the following conditions:

(a) Maximum parking demand for the uses occur at different periods of the day or week which is substantiated by a parking study prepared by qualified registered professional engineer to the satisfaction of the *Director of Engineering;* and

(b) Protected by an easement and restrictive covenant to ensure that such *parking spaces* are reserved and maintained for the uses for which they are required.

140 .30 Deleted **BYLAW 8396, 2023**

Off-Street Parking Space Design Standards

Off-street Parking Space Sizes

140 .31 Lengths and widths of all *off-street parking* spaces and all maneuvering aisles must be not less than those shown in the following tables:

Standard Parking Space and Maneuvering Aisle Dimensions

Parking Angle	Width of *Parking Space*	Length of *Parking Space*	Width of Maneuvering Aisle	Vehicle Travel
90°	2.7 metres	5.3 metres	6.6 metres	two-way traffic
90°	2.6 metres	5.3 metres	7.0 metres	two-way traffic
60°	2.6 metres	5.3 metres	5.5 metres	one-way traffic
45°	2.6 metres	5.3 metres	3.9 metres	one-way traffic
30°	2.6 metres	5.3 metres	3.3 metres	one-way traffic
Parallel	2.6 metres	6.7 metres	3.6 metres	one-way traffic

Compact Parking Space and Maneuvering Aisle Dimensions

Parking Angle	Width of *Parking Space*	Length of *Parking Space*	Width of Maneuvering Aisle	Vehicle Travel
90°	2.44 metres	4.57 metres	6.7 metres	two-way traffic
60°	2.44 metres	4.57 metres	4.88 metres	one-way traffic
45°	2.44 metres	4.57 metres	3.66 metres	one-way traffic
30°	2.44 metres	4.57 metres	3.05 metres	one-way traffic
Parallel	2.44 metres	5.5 metres	3.35 metres	one-way traffic

Compact Parking Spaces

140 .32 The total number of compact parking spaces must not be greater than thirty percent (30%) of the total number of provided *off-street parking* spaces. **BYLAW 8453, 2024**

.33 All compact parking spaces must be marked on the pavement surface or with a vertical mounted sign not less than 1.5m above ground level stating: “Compact Vehicles Only”.

Visitor Parking Space Standards

140 .34 Visitor parking spaces for *multiple dwelling*s and *townhouses* must: **BYLAW 8524, 2025**

(a) Be clearly marked on the pavement or with a vertical mounted sign not less than 1.5m above ground level stating: “Visitor Parking Only”;

(b) not be assigned for the use of any *dwelling unit*;

(c) be held in common ownership;

(d) be used only for visitor parking;

(e) either be openly accessible to visitors or accessible by intercom or similar mechanism; and

(f) be secured by a statutory covenant in favour of the City ensuring the continued availability of visitor parking spaces for visitors.

Design Clearances

140 .35 Overhead clearance for *off-street parking spaces*, maneuvering aisles and driveways must be not less than 2.0 metres.

140 .36 When the side of a *parking space* adjoins a fence, wall or other *structure* greater than 0.30 metres in height, the width of the parking space shall be increased by 0.30 metres for its entire length except for 1.22 metres at each end of the space on the side or sides which abuts such fence or other *structure*.

140 .37 Where a column, buttress, pilaster or similar structural support adjoins a parking space, no portion of the support shall protrude into the required area for the parking space.

Surfacing, Drainage, Signs, Lighting and Screening

140 .38 All *parking spaces*, maneuvering aisles, driveways and all access to parking spaces shall be surfaced with a material that is durable and dust-free.

140 .39 All p*arking spaces*, maneuvering aisles, driveways and all access to *parking space*s shall be graded and drained so as to properly dispose of all surface water.

140 .40 The *parking spaces* in a *parking area* shall be marked on the ground by painted white or yellow lines not less than 7.62 centimetres (3 inches) in width.

140 .41 All *parking area*s adjacent to fences, walls, hedges, landscaping and restricted areas shall provide curb or wheel stops to prevent damage or encroachment of vehicles.

140 .42 Where illumination of *parking area*s is provided, it shall be so arranged that no direct rays of artificial light from the fixtures enter any adjoining residential property.

140 .43 In all Districts, whenever any storey or portion thereof of a *building* is located above the finished grade around the *building*, or portion of a *building*, and is used for off-Street parking, all vehicles shall be effectively screened from view from outside the *site* except at points of entry and exit. Whenever any portion of a parking structure located below the
height datum extends above the finished grade, such portion shall be set back not less than 1.5 metres (5 feet) from any *building* line or property line bounded by a street or *lane*.

140 .44 For *residential uses*, *parking area*s and driveways located within side or *rear yard*s shall be effectively screened from view from outside the *site* except at points of entry and exit by a *closed fence*, decorative wall or obscuring evergreen hedge not less than 1.22 metres (4 feet) in height which shall be maintained in good condition at all times.

140 .45 For agricultural, institutional, commercial and *industrial uses*, where a rear or interior side *site line* adjoins or abuts a *site* in an (R) District and no *lane* intervenes, such rear or interior side *site line* shall be adequately screened. In addition, *parking area*s shall be partially screened from view from the street except at points of entry and exit by a *closed fence*, decorative wall or obscuring evergreen hedge not less than 0.6 metres 2 feet) nor more than 1.0 metres (3.5 feet) in height. All fences, walls and hedges shall be maintained in good condition at all times.

Location of Off-Street Parking

Single Unit, Duplex and Multiplex Residential Uses

140 .46 On sites occupied by a *single detached dwelling, duplex, or multiplex* use: **BYLAW 8578, 2026**

(a) No parking space shall be located in the required front setback.

(b) No parking or storage of buses, mobile homes, recreation vehicles, commercial trucks, boats, trailers, contractors' equipment or other commercial or industrial vehicles is permitted except for the following:

(i) one truck or commercial vehicle not exceeding 4,536 kilograms (10,000 pounds) gross vehicle weight;

(ii) temporary parking of commercial vehicles or equipment while servicing or repairing a *building* or *structure*;

(iii) one recreational boat or one recreational vehicle belonging to the occupants of the premises.

(c) No *parking space* shall be located closer to a *lane* than 6.71 metres (22 feet), less the width of such *lane*, where access to such parking space is obtained directly from such *lane*.

(d) No *parking space* shall be located closer to a local narrow road than 10.61 metres (35.8 feet), less the width of such local narrow road, where access to such parking space is obtained directly from such local narrow road.

(e) No *parking space* shall be located within 1.52 metres (5 feet) of any *site line* bounded by a *street*, except for a site line bounded by a local narrow road.

(f) No vehicular access shall be provided in the front setback of any corner lot

Multiple Dwelling and Townhouse Residential Uses

140 .47 On *sites* occupied by *multiple dwelling* or *townhouse* uses: **BYLAW 8524, 2025**

(a) No *parking spaces* shall be located in the required *front setback*;

(b) No parking space or maneuvering aisle shall be located within 1.52 metres (5 feet) of any side or rear *site line*;

(c) No parking or storage of buses, mobile homes, recreation vehicles, commercial trucks, boats, trailers, contractors' equipment or other commercial or industrial vehicles is permitted except for the following:

(i) One truck or commercial vehicle not exceeding 10,000 pounds (45,36 kilograms) gross vehicle weight;

(ii) Temporary parking of commercial vehicles or equipment belonging to the occupants of the premises.

Agriculture, Industrial, Institutional, Commercial Uses

140 .48 On *sites* occupied by an *agricultural, industrial, institutional or commercial uses*:

(a) No *parking spaces* shall be located in a *front setback*;

(b) Any storey, or portion thereof, of a *building* located above the finished grade and used for parking shall not be located within 1.52 metres (5 feet) of any *site line* bounded by a *street* nor within 1.52 metres (5 feet) of any rear or interior side *site line* adjoining or abutting a *site* used for residential purposes;

(c) No driveway shall be located within 1.52 metres (5 feet) of any rear or interior side *site line* adjoining or abutting an (R) or (RM) District where no *lane* intervenes.

(d) On corner lots used for *commercial* uses, if a *side setback* is provided, no *parking space* shall be located between the side *site line* and a *building*.

Alternative Parking Areas

140 .49 All required *off-street parking space*s shall be provided on the same *site* as the *building* or portion of the *building* it is intended to serve.

140 .50 Notwithstanding regulations elsewhere in this Bylaw, a maximum of 25% of the *off-street parking spaces* required may be provided on an alternative *parking area* provided the following conditions are met:

(a) the alternative *parking area* is within 91.44 metres (300 feet) of the use(s) it is intended to serve, and is not required for any other required parking spaces under this Bylaw; and

(b) the alternative *parking are*a is not located on the same *site* as a *residential use*; and **BYLAW 8287, 2021**

(c) the alternative *parking ar*ea is clearly signed as the off-street *parking area* for the use in respect of which the *parking spaces* are being provided; and

(d) the owner of the *site* and the owner of the *site* providing the alternative *parking area* must enter into an agreement with the City which ensures the ongoing provision of parking in the alternate *parking area* and which is registered at the Land Title Office;

140 .51 No driving or maneuvering aisle shall be within 0.30 metres of a wall of a *building*, or portion of a *building*.

Access to Off-Street Parking

On-Site Access

140 .52 Requirements in this section for both one and two-way vehicle travel shall apply to all types of intersections including driveways, *ramp*s and maneuvering aisles, within parking *structure*s and for at grade *parking space*s located on a *site*.

140 .53 Access to all parking spaces shall be by driveways or ramps provided in accordance with the following table: **BYLAW 8225, 2020**

	One-Way Traffic	Two-Way Traffic
Minimum Width	2.74 metres (9 feet)	5.49 metres (18 feet)
Maximum Width	5.49 metres (18 feet)	7.62 metres (25 feet)

140 .54 Deleted **BYLAW 8225, 2020**

Access from Lanes and Local Narrow Roads

140 .55 Where parking is permitted directly off a *lane* or local narrow road; the *lane* or local narrow road may be considered as all or part of the required maneuvering aisle for the parking spaces, provided that no part of the *lane* or local narrow road shall be used as part of any parking space. **BYLAW 8287, 2021; 8578, 2026**

Driveways and Ramps

140 .56 Driveways shall not be located within 4.57 metres (15 feet) of the intersection of *street*s, *lane*s or a *street* and a *lane*.

140 .57 For sloped driveways or *ramp*s, the first 6.10 metres (20 feet) from the *site line* shall have a slope not greater than 10%, with the remainder having a slope not greater than 15%.

140 .58 The gradient and turning radii of all points of vehicular access, driveways and ramps shall be subject to the approval of the *Director of Engineering*.

Vehicular Access Systems

140 .59 Vehicular access systems and similar mechanisms which permit vehicle entry to a secured *parking area* shall:

(a) not be counted as part of the required driveway width;

(b) have the panel or any similar system of interface placed in a such a way that it is accessible to the driver of a vehicle without having to leave the vehicle; and

(c) have a driveway of not less than 4 metres in length between the system and the *street* or *lane* and 4 metres in length between the system and the *parking area*.

145. Accessible Off-Street Parking **(BYLAW 8184, 2020)**

145 .1 *Accessible off-street parking* shall be provided in accordance with the requirements of this section.

Scooters

145 .2 All *buildings* containing *multiple dwelling uses*, *congregate housing* and *hospital* uses other than *animal hospitals* shall provide for a scooter plug and charging area in a minimum 10 sq. metre secure area.

On-Site Lay-bys / Loading

145 .3 All *congregate housing*, *hospital*, and *private hospital* uses, shall provide on-site lay-bys for accessible transit vehicles as near the main entrance as possible, and in accordance with the following size requirements:

Minimum Length	Minimum Height	Minimum Width
8 metres	2.5 metres	3 metres if there is at least 2 metres of at grade space, clear of all obstructions adjacent to the lay-by, otherwise 4.8 metres.

Accessible Off-Street Parking Space Requirements

145 .4 *Accessible off-street parking spaces* shall be provided in accordance with the following:

(BYLAW 8453, 2024)

Use	Minimum Required *Accessible Off-street Parking Spaces*
Continuing Care, Transitional Housing, Women's Transition House, Group Home, Foster Home, Residential Community	1 per 1-15 units 2 per 16-30 units 3 per 31-50 units 4 per 51-75 units 5 per 76-100 units

Living, Community Care Facility, Elderly Citizen's Home,	1 additional *accessible off-street parking space* for 30 every units in excess of 100
***Hospital, Private Hospital,* Medical Clinic, Dental Office**	10% of all required *off-street parking spaces*
Multiple Dwellings	1 per 1-15 *dwelling units* 2 per 16-39 *dwelling units* 3 per 40-69 *dwelling units* 4 per 70-100 *dwelling units* 1 additional *accessible off-street parking space* required for every 30 *dwelling units* in excess of 100
Non-Profit Housing Development	1 per 1-15 *dwelling units* 2 per 16-39 *dwelling units* 3 per 40-69 *dwelling units* 4 per 70-100 *dwelling units* 1 additional *accessible off-street parking space* required for every 30 *dwelling units* in excess of 100
All other uses, <u>except</u> *One-family unit, Single detached dwelling, Duplex, Multiplex,* Row *house, Townhouse,* Houseboat, *Float home, Liveaboard, Pier House*	1 per 1-25 required *off-street parking spaces* 2 per 26-50 required *off-street parking spaces* 3 per 51-75 *required off-street parking spaces* 4 per 76-100 *required off-street parking spaces* 1 additional *accessible off-street parking space* required for every 50 required *off-street parking spaces*, in excess of 100

(BYLAW 8396, 2023; 8453, 2024; 8502, 2025; 8578, 2026)

145 .5 ***Van accessible off-street parking spaces*** shall be provided in accordance with the following:

Use	Minimum Required Van *Accessible Off-street Parking Spaces*
All uses	The fourth *accessible off-street parking* space required, plus every fourth *off-street accessible parking space* provided, must be a *van accessible off-street parking space*

(BYLAW 8396, 2023)

145 .5.1 For *crisis response uses*, accessible *off-street parking* shall be provided to the satisfaction of the Director of Engineering. **(BYLAW 2886, 2021)**

Accessible Off-street Parking Space Design Standards and Location

145 .6 The minimum dimensions of *accessible off-street parking* and *van accessible off-street parking spaces* shall be provided in accordance with the following:

Type	Length	Width	Height (Overhead Clearance)
***Accessible off-street parking space* (cars)**	5.5 metres	3.9 metres	2.3 metres
Van accessible off-street parking	7.6 metres	4.8 metres	2.3 metres

145 .7 All *accessible off-street parking spaces* and *van accessible off-street parking spaces* must:

(a) have direct and unobstructed access to a *building* entrance or use for which the spaces are provided, in accordance with *British Columbia Building Code*, as amended from time to time;

(b) have a firm, slip-resistant and level surface with a cross slope not greater than 1:50 gradient (2% slope);

(c) have each parking space surface marked with the international symbol for wheelchair accessibility;

(d) have a vertical mounted sign not less than 1.5m above ground level for each *accessible off-street parking space* and *van accessible off-street parking space*, in conformance with the specifications in Schedule 2 of Division 23 of the *Motor Vehicle Act*, as amended from time to time.

(e) Have a vertical mounted sign minimum 0.15 metres high and 0.30 metres wide, stating: “VAN ACCESSBILE” for each *van accessible-parking space;*

(f) have a vertical mounted sign minimum 0.15 metres high and 0.3 metres wide stating: “Penalty Tow-Away Zone” for each *accessible off-street parking* and *van accessible parking space*.

150. Off-Street Bicycle Parking Regulations (BYLAW 8184, 2020)

150 .1 Off-Street bicycle parking spaces shall be provided in accordance with the requirements of this section.

150 .2 When the number of required *off-street parking spaces* results in a fractional space, any fraction shall be rounded up to the nearest whole number.

Residential Bicycle Parking Requirements

150 .3 Bicycle parking spaces shall be provided for *residential use*s in accordance with the following table:

Use	Minimum *Long Term Bicycle Parking* Spaces Required	Minimum *Short Term Bicycle Parking* Spaces Required
Multiple Dwellings,* Including *Live-Work Uses	1.5 spaces per *dwelling unit*	0-19 units: 2 spaces 20-59 units: 6 spaces 60-99 units: 9 spaces 100 or more units: 12 spaces
Multiple Dwelling Uses* for *Elderly Citizen's Homes* and *Supportive Housing	0.25 space per *dwelling unit*s	0-19 units: 2 spaces 20-59 units: 6 spaces 60-99 units: 9 spaces 100 or more units: 12 spaces
Non-Profit Housing Development	1.5 spaces per *dwelling unit*	0-19 units: 2 spaces 20-59 units: 6 spaces 60-99 units: 9 spaces 100 or more units: 12 spaces **(BYLAW 8528, 2025)**
Townhouse	1.5 spaces per *dwelling unit*	0-19 units: 2 spaces 20 units or more: 6 spaces **(BYLAW 8524, 2025)**
***Student Housing*, Youth Hostels**	1 space per 8 units	minimum 6 spaces for each building entrance

Residential - All other *Residential Uses*, except *Single Detached Dwelling, Duplex, Float Home, Houseboat, Liveaboard, Pier House*	1.5 spaces per *dwelling unit*	6 spaces for developments with 20 *dwelling unit*s or more **(BYLAW 8578, 2026)**

Commercial Bicycle Parking Requirements

150 .4 Bicycle parking spaces shall be provided for *commercial use*s in accordance with the following table: **(BYLAW 8231, 2021)**

Use	Minimum *Long Term Bicycle Parking* Spaces Required	Minimum *Short Term Bicycle Parking* Spaces Required
***Hotel*s**	1.0 space up to each 30 *hotel* units	6.0 spaces for all for developments with 75 *dwelling unit*s or more
Restaurants*, Cafes and *Liquor Primary Licensed Premises	1.0 space per 1,000 sq. m. of net floor area.	3 spaces for each 500 sq. metres of *net floor area*
Commercial - All other *Commercial Uses*	1.0 space for each 500 sq. metres of *net floor area*	6 spaces for any *building* with 1,000 sq. metres of *net floor area*

Industrial Bicycle Parking Requirements

150 .5 Bicycle parking spaces shall be provided for *industrial use*s in accordance with the following table: **(BYLAW 8231, 2021)**

Use	Minimum *Long Term Bicycle Parking* Spaces Required	Minimum *Short Term Bicycle Parking* Spaces Required
Industrial Uses	1.0 space up to 1,000 sq. metres of *net floor area* or 1 space per every 25 employees employed at the *site*, whichever is greater	6.0 spaces for each 1,000 sq. metres of *net floor area*

Institutional Bicycle Parking Requirements **(BYLAW 8231, 2021)**

150 .6 Bicycle parking spaces shall be provided for *institutional uses* in accordance with the following table:

Use	Minimum *Long Term Bicycle Parking* Spaces Required	Minimum *Short Term Bicycle Parking* Spaces Required
Hospital, Private hospital	1.0 space for every 25 employees on a work shift with maximum number of employees	6.0 spaces at each public entrance
Institutional - *Schools (Academic)*	1.0 space for every 15 staff	1.0 space for every 10 students
Institutional - Colleges, Universities	1.0 space for each 500 sq. metres of *net floor area*	1.0 space for every 500 sq. m of *net floor area*
Institutional - All other *Institutional Uses*, except *Public Utility*	1 space per 500 sq. metres of *net floor area*	6 spaces for each 1,000 sq. metres of *net floor area*

150 .7 A minimum of 5% of required *long-term bicycle parking* spaces shall be provided as *oversized bicycle parking* spaces. **(BYLAW 8231, 2021)**

Crisis Response Uses Bicycle Parking Requirements

150 .7.1 For *crisis response uses*, off-street bicycle parking shall be provided to the satisfaction of the Director of Engineering. **(BYLAW 8286, 2021)**

Long Term Bicycle Parking Minimum Design Standards

150 .8 *Long term bicycle parking* spaces provided in a *bicycle storage facility* shall meet the following standards, except that c) would not apply to *multiplexes* where bicycle storage is provided above-ground. **(BYLAW 8225, 2020; 8231, 2021; 8578, 2026)**

(a) *Long term bicycle parking* spaces provided in a secured *bicycle storage facility*, shall be accessible only to residents or employees of the *building.*

(b) A *minimum of 50% of required long-term bicycle spaces* shall not be located below the first parking level below grade.

(c) The entire interior of the *bicycle storage facility* shall be within 30m of a building entrance and shall provide access outside.

(d) Access to a *bicycle storage facility* shall be provided via a ramp or elevator.

(e) All doors between a *bicycle storage facility* and building entrances and exits should shall be a minimum 1.5m width to allow a person to navigate a bike through the door.

(f) Lighting in the *bicycle storage facility* shall provide vertical illumination at floor level of a minimum 160 lux, with true colour and a uniformity ratio of at most 3:1.

(g) A minimum 50% of *long-term bicycle parking spaces* must be parked horizontally on the floor.

(h) All *oversized bicycle parking* spaces must be parked horizontally on the floor.

(i) *Long-term bicycle parking* spaces shall support the bicycle frame above the centre of gravity and shall enable the bicycle frame and front wheel to be locked with a U-style lock and be shall installed with secure, theft-resistant anchoring to the floor or ground.

(j) Electric outlets shall be provided in the *bicycle storage facility* such that no parking space is more than 5.0 metres from an outlet.

150 .9 Each *long term bicycle parking space* shall be sized as follows: **(BYLAW 8231, 2021)**

Bicycle type	Vertical Clearance	Minimum Width	Minimum Length (horizontal placement)	Minimum Length (vertical placement)	Minimum Access Aisle Width
Standard bicycle	1.9 metres	0.6 metres	1.8 metres	1.0 metres	1.2 metres
Oversized bicycle	1.9 metres	0.9 metres	2.4 metres	n/a	1.5 metres

150 .10 *Long term bicycle parking* spaces provided in individual *bicycle lockers* shall meet the following standards: **(BYLAW 8231, 2021; 8578, 2026)**

a) Shall be at least 2.0 metres away from the edge of the nearest bicycle parking space except for *multiplexes*; and

b) Shall be constructed of solid, opaque, and theft resistant material with a lockable door which opens to full width and height of the locker.

150 .11 *Bicycle lockers* and access areas shall be sized as follows: **(BYLAW 8231, 2021)**

Minimum Inside Dimensions			
Minimum Width	Minimum Length	Minimum Height	Minimum Access Aisle Width
0.6 metres	1.8 metres	1.2 metres	1.2 metres

End of Trip Facilities

150.11.1 Where *long-term bicycle parking* is required for a non-residential use in a *building* 1000 square metres or larger in *gross floor area*, a minimum of one on-site amenity room is required and must include as a minimum the following: shower, changing room, washroom, wash basin, electrical outlet.

(BYLAW 8396, 2023)

Bicycle Maintenance Facilities

150.11.2 Where *long-term bicycle parking* is required for a *multiple dwelling* use in an *apartment building*, a bicycle maintenance area must be provided and must include as a minimum the following: work space and desk, repair stand, wash station, and bicycle tire air pump.

(BYLAW 8396, 2023)

150.11.3 A bicycle maintenance area is not required for additional *secured rental residential units* provided:

(a) No more than five (5) additional *secured residential rental units* are added to the number of dwelling units, and

(b) The *site* was used for *secured residential rental units prior* to the adoption of Zoning Amendment Bylaw 7688, 2014 on September 29, 2014.

(BYLAW 8396, 2023)

Short Term Bicycle Parking Minimum Design Standards

150 .12 Each *short term bicycle parking* space shall be provided in bicycle racks and sized as follows:

Minimum Width	Minimum Length (horizontal placement)	Minimum Access Aisle Width
0.6 metres	1.8 metres	1.2 metres

150 .13 *Short term bicycle parking* spaces shall meet the following standards: **(BYLAW 8231, 2021; 8436, 2024)**

(a) Short term bicycle parking spaces must be located so they are:

i. visible from front and/or flanking streets adjacent to the site for which the spaces are required,

ii. visible from the principal building entrance for which the spaces are required; or

iii. within 15 metres (measured by path of travel) of the principle building entrance for which the spaces are required.

(b) *Short term bicycle parking* spaces provided with bicycle racks shall support the bicycle frame above the centre of gravity and shall enable the bicycle frame and front wheel to be locked with a U-style lock, and be shall installed with secure, theft-resistant anchoring to the floor or ground.

Signage

150 .14 If *short-term bicycle parking* is not visible from the street or main *building* entrances, wayfinding signage must be permanently posted at the main *building* entrances indicating the location of the *short-term bicycle parking*. **(BYLAW 8396, 2023)**

150 .15 Where end of trip facilities and bicycle maintenance facilities are required, wayfinding signage must be provided within all *long-term bicycle parking* areas indicating the locations of end-of trip facilities and bicycle maintenance facilities. **(BYLAW 8396, 2023)**

160. Off-Street Loading Regulations

(BYLAW 8184, 2020)

160 .1 Off-Street loading spaces shall be provided in accordance with the requirements of this section.

General Off-Street Loading Requirements

160 .2 In the case of there being more than one use in a *building*, or portion of a *building*, or on a *site*, the total requirements for Off-Street loading spaces shall be the sum of the requirements for the various uses computed separately.

Required Number of Off-Street Loading Spaces

160 .3 Loading spaces shall be provided in accordance with the following table:

Use	Minimum Off-street Loading Spaces Required	Measurement
Retail Uses, *Business and Professional Offices*, *Hotels*, Manufacturing Uses, Warehousing Uses or other similar uses	No spaces are required for the first 300 sq. metres One loading space required for the next 1,500 sq. metres One additional loading space required for each 2,400 sq. metres (between 1,500 sq. metres and 10,000 sq. metres) One loading space per each 4,650 sq. metres, or portion thereof, over 10,000 sq. metres	*Net Floor Area*
Assembly and entertainment uses, Places of Worship and Religious Assembly, *Hospitals*, *Private Hospitals*, *Public School*, *Private School*	One loading space for the first 2,800 sq. metres, or portion thereof One loading space for every 4,650 sq. metres, or portion thereof, above 2,800 sq. metres	*Net Floor Area*

Multiple Dwelling	One loading space per *building* for *building*s with more than 30 *dwelling unit*s. Exception: An off-street loading space is not required if the *multiple dwelling* has *off-street parking space*s provided adjacent to each *dwelling unit*.	
Townhouse	One loading space for developments with more than 30 dwelling units.	**(BYLAW 8524, 2025)**
Non-Profit Housing Development	One loading space per *building* for *buildings* with more than 30 *dwelling units*. Exception: An off-street loading space is not required if the *non-profit housing development* has *off-street parking spaces* provided adjacent to each *dwelling unit*.	

160 .4 Notwithstanding the requirements above, an off-street loading space for a *multiple dwelling* and/or *townhouse use* can be shared with a *visitor parking space*, provided the space meets the minimum size requirements for off-street loading, and the property owner can demonstrate access and functionality to the satisfaction of the *Director of Engineering*. **(BYLAW 8502, 2025; 8524, 2025**

160 .5 Notwithstanding the requirements above, off-street loading spaces required for a *multiple dwelling*, *townhouse and/or commercial use* located within a mixed use building, can be shared provided the property owner can demonstrate access and functionality to the satisfaction of the *Director of Engineering*. **(BYLAW 8524, 2025)**

160.5.1 For *crisis response uses*, off-street loading shall be provided to the satisfaction of the Director of Engineering. **(BYLAW 8286, 2021)**

School Drop-off and Pick-up

160 .6 For a *public school or private school*, 20 off-street passenger loading and unloading spaces shall be provided, unless a report is submitted by a professional engineer with experience in traffic engineering providing an alternative number of recommended loading and unloading spaces, on the basis of a site-specific study that takes into consideration all of the following:

(a) student drop-off and pick-up demand, adult daytime student parking demand, and opportunities for demand management;
(b) site constraints and opportunities for the provision of off-street passenger loading and unloading facilities;
(c) anticipated traffic impacts from unregulated on-street drop-off and pick-up activity, the extent to which such impacts may be managed without providing off-street facilities, and improvements required to manage such impacts; and
(d) *street* improvements including sidewalks, crosswalks, traffic signals, and lighting that would promote the use of alternative pedestrian and cycling modes of parent and student transportation to and from the school.

Size of Off-Street Loading

160 .7 The required spaces for Off-Street loading shall be sized as follows:

Minimum Length	Minimum Width	Minimum Height
7.6 metres	3.0 metres	4.0 metres

Access to Off-Street Loading

160 .8 Each off-street loading space must:

a) be located to allow receipt or delivery of goods or materials without encroachment by the motor vehicle onto a pedestrian thoroughfare, a *street* or *lane* while receiving or delivering goods or materials; and

b) all maneuvering space shall be accommodated on *street*s, *lane*s, or on *site*.

Location of Off-Street Loading

160 .9 All Off-Street loading spaces shall be located on the same *site* as the *building*, or portion of a *building*, it is intended to serve, but not within the required front or side yards, nor within 3.0 metres of any *site line* bounded by a street.

Landscaping and Screening of Off-Street Loading

160 .10 All required Off-Street loading spaces and access thereto located on a site within an (R) District or adjoining an (R) District shall be effectively screened and shall not be closer than 3.0 metres from the side property boundary of such site in an (R) District, except for *townhouse* use. **(BYLAW 8524, 2025)**

Surfacing and Drainage of Off-Street Loading

160 .11 Every off-street loading space and access thereto shall be surfaced with a material that is durable and dust-free.

160 .12 Every off-street loading space and access thereto shall be graded and drained as to properly dispose of all surface water.

170. Special Conditions

Locked-in Lot

170.1 In (R) Districts, it shall be unlawful to construct any building, or portion of a building, or buildings which will create a 'locked-in lot'.

Height of Building

170.2 The limitation in respect of the height of buildings and structures specified in this Bylaw shall not apply to church spires, belfries, domes, monuments, fire and hose towers, chimneys, flag poles, satellite dishes, radio and television masts, aerials and towers, scenery lofts in theatres, elevator and ventilating machinery, penthouses or other necessary mechanical appurtenances, or access points for amenity space, provided that no such structure shall cover more than twenty percent (20%) of the site, or if located on a building, not more than ten percent (10%) of the roof area of the principal building.

(BYLAW 8436, 2024)

170.3 In (RM) Districts, any storey used exclusively for parking or accessory use and located below the height datum shall be excluded from the measurement of the height of the building.

170.4 In (C), (P), and (M) Districts, any storey used exclusively for parking and located below the height datum shall be excluded from the measurement of the height of the building.

Corner Sites

170.5 In the case of a site, other than a through site, abutting two or more streets, the front of the site shall be deemed to be the street boundary of the site with the shortest dimension and the rear of the site shall be the site boundary opposite the front of the site, provided that in (RM) and (C) Districts, the street boundary of the site with the longest dimension may be deemed to be the front of the site.

Yards for Attached Dwellings

170.6 For the purpose of yard regulations, a duplex dwelling (being a building containing two dwellings) or a double duplex dwelling (being two duplex dwellings attached or partly attached side by side), or row houses and townhouses of not more than four attached dwellings, shall be considered as one building occupying one site.

Through Sites

170.7 A building on a through site shall have a front yard on each street in accordance with front yard regulations of the District in which the site is located.

170.7.1 Notwithstanding any other provisions of this bylaw, for a through site used for a *single detached dwelling, duplex or multiplex*, one of the *front yards* of the through site may be deemed to be a *rear yard* provided that none of the principal entries to the dwellings located on any abutting site, and the sites abutting those sites, are oriented toward the to-be-deemed *rear yard* of the through site. Use and siting of the deemed *rear yard* shall conform to the requirements of the applicable zone. **(BYLAW 7624, 2013; 8578, 2026)**

Limitation of a Building to One Site

170.8 No building or structure or portion thereof shall be constructed or extended on or over site lines.

Limitation on Number of Buildings on a Site

170.9 In (RS-1), (RS-2), (RS-5), (RS-6), (NR-1), (NR-2), (NR-5), (RQ-1), (RQ-5) and (RT-1) Districts, not more than one building and its accessory buildings shall be placed or erected upon a site, and where a building or structure already exists on a site and a building permit is issued for a substitute building or structure for the same site, and the Director of Engineering is satisfied that the presently constructed building or structure will be removed from such site upon completion of the substitute building, or within one year of the issuance of the building permit, whichever is sooner, the Director of Engineering is herein authorized to demolish upon completion of the substitute building or within one year of the issuance of the building permit for the substitute building, whichever is sooner, any building or structure on the site which is in contravention of this subsection of the Bylaw after he or she gives 30 days written notice of this contemplated action to the owner, tenant or occupier of the site. An accessory building, or portion of a building, in the (RS-1), (RS-2), (RS-5), (RS-6), (NR-1) and (RT-1) Districts must not be used for housing or for business purposes, except for a home based business.

170.9.1

a) In this section 170.9.1, “dominant site” means a site on which is located a building that encroaches upon another lot and “servient lot” means the lot on which such a building encroaches, regardless of whether the encroachment is authorized by private easement, and a building is not considered to encroach on an abutting site if only eaves, gutters or cantilevered portions of the building project over the site boundary; **(BYLAW 7494, 2011)**

b) An encroaching building may be ignored for the purposes of determining whether there is more than one building on a site under s. 170.9, if the building takes its civic address from an abutting site and the encroachment comprises less than 50 percent of the ground floor area of the building measured to the outside surface of the outer walls of the building foundation. If exactly 50 percent of the ground floor area of the building is on each of two abutting sites, the portion of the building that is located on the site on which the building has its principal entrance shall be deemed to comprise more than 50 percent of the ground floor area of the building; **(BYLAW 7494, 2011)**

c) Where this bylaw regulates the floor area or site coverage on a lot and a building is encroaching on the lot up to but not exceeding the extent described in section 170.9.1(b), the floor area and site coverage of the encroaching building must be included in calculating the floor area and site coverage of the dominant lot; **(BYLAW 7494, 2011)**

d) Where this bylaw regulates the floor area or site coverage on a lot and a building is encroaching on the lot up to but not exceeding the extent described in section 170.9.1(b), the floor area and site coverage of the encroaching building may be ignored in calculating the floor area and site coverage of the servient lot, provided that the encroachment does not cover more than 5 percent of the area of the servient lot; **(BYLAW 7494, 2011)**

e) e) Where this bylaw regulates the floor area or site coverage on a lot and a building is encroaching on the lot up to but not exceeding the extent described in section 170.9.1(b), and the encroachment covers more than 5 percent of the area of the servient lot, the floor area and site coverage of the encroaching building may be ignored in calculating the floor area and site coverage of the servient lot but the area of the servient lot that is covered by the encroachment shall not be included in the calculation, whether or not the portion of the building that covers the servient lot is floor space that must be included within floor space ratio calculations for the dominant lot under this bylaw; **(BYLAW 7494, 2011)**

Site Requirements

170.10 A site shall consist of one undivided lot or parcel of land the description and certificate to which is on record in the New Westminster Land Title Office.

Yards in Relation to Building Lines

170.11 Whenever a building line has been established under this Bylaw, or under any other Bylaw of the City, the depth or width of any required yard or setback prescribed in this Bylaw shall be measured from the relevant building line and not from the boundary line of the site.

New Westminster Redevelopment Act, 1989

170.12 Sites within the area delineated in **Supplementary Plan No. 1** attached to this Section and forming part of this Bylaw are also subject to the provisions of the New Westminster Redevelopment Act, 1989, as amended or replaced from time to time and Downtown New Westminster Redevelopment Bylaw No. 5859, 1989, as amended or replaced from time to time. These enactments provide for a design review panel to review plans for development within this area and require that an owner of land within this area obtain a Special Development Permit issuable by the Director of Planning before beginning development on such land.

Child Care in Multiple Family Buildings

170.13 Any child care facility created within a purpose-designed multiple family building shall meet the following conditions:

a) A witnessed letter of authorization from the owner of a rental building or the council of a condominium or cooperative shall be provided;

b) Shall not exceed 25 children in any one facility; and

c) Need not provide any Off-Street parking spaces. **(BYLAW 7767, 2015)**

Accessory Recycling Return Centres **(BYLAW 8225, 2020)**

170.14 An *Accessory Recycling Return Centre* shall be permitted in all zones which allow *retail stores* as a permitted use and shall not exceed 278.70 square metres (3,000 square feet) in *net floor area*. **(BYLAW 7308, 2009; 8225, 2020; 8495, 2025)**

Repairs to Buildings Experiencing Water Penetration

170.15 Despite provision elsewhere in this Bylaw, where it is necessary to repair the walls of a building, or portion of a building, experiencing water penetration, for the purposes only of that repair and for no other purpose, the walls may encroach up to 8 inches into the surrounding yards and any encroachment of the building, or portion of a building, is considered to be exempt to that extent from any floor space, site coverage or yard limitations for the purpose of that repair only.

170.16 Deleted **(BYLAW 7697, 2014)**

Cottage Breweries

170.17 Any cottage brewery in a (C) District shall meet the following conditions: **(BYLAW 6725, 2002)**

a) all of the customer and service operations must be conducted at the front of the building or portion of the building;

b) no storage of bottles, materials or equipment shall be stored outside the building or portion of building;

c) all preparation for shipment must be conducted inside the building and not visible from the street;

d) must not be on the same site as a hotel or hotel complex.

Live-Work Units

170.18 Any live-work unit shall meet the following conditions: **(BYLAW 6772, 2002)**

a) shall be considered as a commercial unit for the purposes of calculating floor space and off-street parking requirements;

b) shall provide to the City a covenant stipulating that the ground floor space remain in commercial use at all times;

c) shall provide to the City a covenant stipulating that the live-work unit shall remain as on unit of ownership as long as one dwelling unit is allowed within the live-work unit;

d) if the dwelling unit is removed from the live-work unit, it may only be re-established if it satisfies the definition of live-work unit and the requirements of 170.18

e) if the commercial business in the area above the ground floor is removed, it may be re-established if it satisfies the definition of live-work unit and the requirements of Section 170.18 **(BYLAW 6931, 2004)**

Outdoor Storage

170.19 Any *outdoor storage* use shall meet the following conditions:

a) Areas used for *outdoor storage* shall be setback from all property lines a distance of not less than that indicated in the table below:

Property Line	Minimum Setback Distance
Front Property Line	7.62 metres (25 feet)
Side Property Line	3.05 metres (10 feet)
Rear Property Line	3.05 etres (10 feet)

b) Areas used for *outdoor storage* shall be setback not less than 7.62 metres (25 feet) from any abutting *site* which is used or zoned for residential uses ;

c) Goods or materials shall not be stored higher than 9 metres (29.53 feet);

d) Areas used for outdoor storage shall be screened by buildings, solid fences or evergreen hedges which are not less than 2.44 metres (8 feet) in height, and which shall be maintained and be in good conditions at all times; and

e) Any goods or materials which are higher than the provided screening shall be setback not less than 15.25 metres (50 feet) from all property lines

(BYLAW 7615, 2013)

Shipping Container Storage

170.20 Any storage of *shipping containers* shall meet the following conditions:

a) Areas used for storage of *shipping containers* shall be setback from all property lines a distance of not less than that indicated in the table below:

Property Line	Minimum Setback Distance
Front Property Line	7.62 metres (25 feet)
Side Property Line	3.05 metres (10 feet)
Rear Property Line	3.05 metres (10 feet)

(BYLAW 8436, 2024)

b) Areas used for storage of *shipping containers* shall be screened by buildings, solid fences or evergreen hedges which are not less than 2.44 metres (8 feet) in height, and which shall be maintained and be in good conditions at all times;

c) For *sites* zoned Light Industrial Districts (M-1) the following conditions shall apply to areas used for *shipping container* storage:

i) No more than 20 shipping containers shall be permitted on the *site*; and

ii) The height of stored *shipping containers* shall not exceed 3 metres (9.84 feet);

d) For *sites* zoned Heavy Industrial Districts (M-2) the following conditions shall apply:

i) The height of stored *shipping containers* shall not exceed 9 metres (29.53 feet);

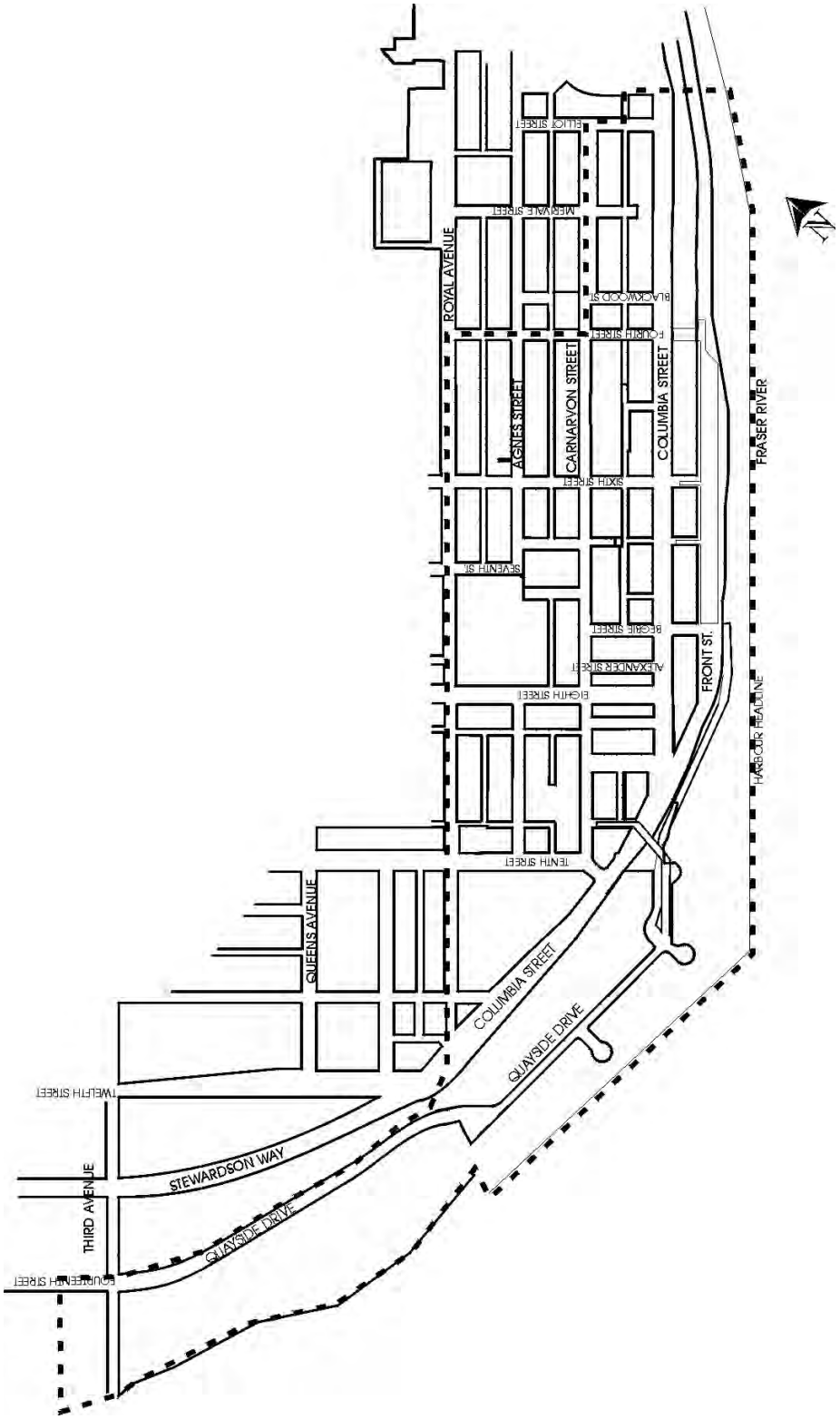
ii) No stored *shipping container* shall be located within 15.25 metres (50 feet) of any property line abutting a *site* used or zoned for residential use; and

iii) Any shipping container which is higher than the provided screening, shall be setback not less than 15.25 metres (50 feet) from all property lines.

(BYLAW 7615, 2013)

New Westminster Redevelopment Act
Site Plan

Zoning Bylaw Supplementary Plan No. 1



180. Building Lines

4 Foot (1.22 metre) Setback

Despite provisions elsewhere in this Bylaw, it shall be unlawful for any person to erect, construct, alter or repair any building, or portion of a building, so that any portion thereof shall extend into, or if already constructed, further into any part of the property on which the building, or portion of a building, is sited less than 4 feet (1.22 metres) from the property line or lines as hereinafter more particularly set forth:

North Side of Robson Avenue
Lot 9, Lot 13, SB 5 - East side

5 Foot (1.52 metre) Setback

Despite provisions elsewhere in this Bylaw, it shall be unlawful for any person to erect, construct, alter or repair any building, or portion of a building, so that any portion thereof shall extend into, or if already constructed, further into any part of the property on which the building, or portion of a building, is sited less than 5 feet (1.52 metres) from the property line or lines as hereinafter more particularly set forth:

North Side of Blackman Street
Lot C, Lot 8, SB 14 to Lot 40, Lot 8, SB 14, inclusive

South Side of Blackman Street
Lot 21, Lot 8, SB 14 to Lot 30, Lot 8, SB 14, inclusive

7 Foot (2.13 metre) Setback

Despite provisions elsewhere in this Bylaw, it shall be unlawful for any person to erect, construct, alter or repair any building, or portion of a building, so that any portion thereof shall extend into, or if already constructed, further into any part of the property on which the building, or portion of a building, is sited less than 7 feet (2.13 metres) from the property line or lines as hereinafter more particularly set forth:

East Side of Sixth Street
Easterly boundary of Sixth Street from the north side of Carnarvon Street to the south side of Eighth Avenue.

West Side of Sixth Street
Westerly boundary of Sixth Street from the north side of Carnarvon Street to the south side of Eighth Avenue.

9 Foot (2.74 metre) Setback

Despite provisions elsewhere in this Bylaw, it shall be unlawful for any person to erect, construct, alter or repair any building, or portion of a building, so that any portion thereof shall extend into, or if already constructed, further into any part of the property on which the building, or portion of a building, is sited less than 9 feet (2.74 metres) from the property line or lines as hereinafter more particularly set forth:

South Side of Duncan Street
From Boyd Street to Stanley Street

From Beach Street to Mercer Street
From Blackley Street to Furness Street

10 Foot (3.05 metre) Setback

Despite provisions elsewhere in this Bylaw, it shall be unlawful for any person to erect, construct, alter or repair any building, or portion of a building, so that any portion thereof shall extend into, or if already constructed, further into any part of the property on which the building, or portion of a building, is sited less than 10 feet (3.05 metres) from the property line or lines as hereinafter more particularly set forth:

South Side of Sixth Avenue
Lot 19, Lot 7, SB 10, South side
Lot 20, Lot 7, SB 10, South side
Lot 21, Lot 7, SB 10, South side
Lot 22, Lot 7, SB 10, South side
Lot 15, Lot 7, SB 10, North side
Lot 16, Lot 7, SB 10, North side
N.26' Lots B and C, Lots 17 and 18, part Lot 7, SB 10,
Sketches 1526 and 1527, North Side

Both Sides of East Columbia Street
From Cumberland Street to the northerly boundary of the City on the east and west sides of Columbia Street
From the easterly boundary of McBride Boulevard to the southerly boundary of Cumberland Street

Both Sides of 12th Street
From the northerly boundary of Third Avenue to the southerly boundary of Tenth Avenue

South Side of Cedar Street
From the westerly boundary of Lot 114, Block 22, Suburban Block 3 to the easterly boundary of Lot 26, Block 13, Suburban Block 3

North Side of Cedar Street
From the westerly boundary of Lot 115, Block 22, Suburban Block 3 to the easterly boundary of the East 40 feet (12.19 metres) of Lot 1, Block 13, Suburban Block 3

Both Sides of Royal Avenue
From the westerly boundary of Eighth Street to the easterly boundary of 12th Street

Both Sides of Brunette Avenue
From the Brunette River to the easterly boundary of Columbia Street East

West Side of 12th Street
Area closed by By-law 1649, Plan 21488

North Side of Royal Avenue
From the easterly boundary of McBride Boulevard to the westerly boundary of Lot 37, City Block F.

10 - 17 Foot (3.05 - 5.18 metre) Setback

Despite provisions elsewhere in this Bylaw, it shall be unlawful for any person to erect, construct, alter or repair any building, or portion of a building, so that any portion thereof shall extend into, or if already constructed further into, any part of the property on which the building, or portion of a building, is sited less than 17 feet (5.18 metres) in depth on the westerly boundary and less than 10 feet (3.05 metres) in depth on the easterly boundary and less than a straight line setback between the two setback boundaries:

North Side of Royal Avenue
Lots 1 and 2, City Block F

11 Foot (3.35 metre) Setback

Despite provisions elsewhere in this Bylaw, it shall be unlawful for any person to erect, construct, alter or repair any building, or portion of a building, so that any portion thereof shall extend into, or if already constructed, further into any part of the property on which the building, or portion of a building, is sited less than 11 feet (3.35 metres) from the property line or lines as hereinafter more particularly set forth:

North Side of Braid Street
From Eighth Avenue East to the lane east of Columbia Street East

North Side of Terminal Avenue
For its entire length

13 Foot (3.96 metre) Setback

Despite provisions elsewhere in this Bylaw, it shall be unlawful for any person to erect, construct, alter or repair any building, or portion of a building, so that any portion thereof shall extend into, or if already constructed, further into any part of the property on which the building, or portion of a building, is sited less than 13 feet (3.96 metres) from the property line or lines as hereinafter more particularly set forth:

Both Sides of Mowat Street
From Queens Avenue to Third Avenue

16 Foot (4.88 metre) Setback

Despite provisions elsewhere in this Bylaw, it shall be unlawful for any person to erect, construct, alter or repair any building, or portion of a building, so that any portion thereof shall extend into, or if already constructed, further into any part of the property on which the building, or portion of a building, is sited less than 16 feet (4.88 metres) from the property line or lines as hereinafter more particularly set forth:

South Side of Carnarvon Street
Lot 39, City Block B -- 164.92 feet (50.27 metres)

North Side of Stewardson Way
From Sixth Avenue to Thirteenth Street

33 Foot (10.06 metre) Setback

Despite provisions elsewhere in this Bylaw, it shall be unlawful for any person to erect, construct, alter or repair any building, or portion of a building, so that any portion thereof shall extend into, or if already constructed, further into any part of the property on which the building, or portion of a building, is sited less than 33 feet (10.06 metres) from the property line or lines as hereinafter more particularly set forth:

North Side of Braid Street
From Brunette Avenue to the east side of the Canadian Pacific Railway right-of-way and from the west side of the Brunette River to the City limits

South Side of Canfor Avenue
On the south side of the Brunette River from the river crossing to the west side of Parcel G of Lot 6, Block 8

42 Foot (12.80 metre) Setback

Deleted **(BYLAW 7823, 2016)**

190. General Regulations

190.1 The provisions of the Zoning District Schedules contained in this Bylaw shall apply to buildings, or portion of buildings, and structures and to the use of buildings, structures and land or portions thereof situated within the Zoning Districts defined, designated, delimited and described in this Bylaw and shown on the plan annexed hereto and marked as Appendix "A".

190.2 It shall be unlawful to alter, repair, erect, construct, locate, maintain or reconstruct or cause to be altered, repaired, erected, constructed, located, maintained or reconstructed any building, structure or land, or portion thereof, save and except for such permitted uses and under such conditions of use as set forth in the Zoning Districts provided further that any General Requirements or Special Conditions set out in this Bylaw shall also apply to such uses and conditions of use.

Screening and Landscaping

190.3 In (R), (C) and (P) Districts, any part of a site not used for building, parking or loading facilities or outdoor recreation shall be fully and suitably landscaped and properly maintained.

190.4 In (M) Districts, any part of a site not used for building, manufacturing, storage, parking or loading facilities or outdoor recreation shall be fully and suitably landscaped and properly maintained.

190.5 Deleted. **(BYLAW 7480, 2011)**

Non-Conforming Buildings, Uses or Structures

190.6 Where the use of land, buildings or structures or portions thereof does not conform with this Bylaw and was lawfully used prior to the enactment of the prohibition in this Bylaw, the land, building or structure or portion thereof may only be lawfully used, maintained, repaired, extended, altered or reconstructed in accordance with section 911 of the Local Government Act R.S.B.C. 1996, as amended or replaced from time to time.

Maintenance of Required Yards if Site Reduced

190.7 No site shall be so reduced or diminished that the yards or other open spaces shall be smaller than prescribed by this Bylaw.

190.8 Deleted

190.9 Deleted.

Display Yards and Service Stations

190.10 Any display yard or service station or car sales lot shall be separated from an adjoining street or from an abutting lot in an (R) or (P) District by a fully and suitably landscaped and properly maintained strip of not less than 5 feet (1.52 metres) in width.

Conformity of Raised Buildings to Yard Requirements

190.11 Any building, or portion of a building, raised more than 3 feet from its existing foundation shall be placed so as to conform to the yard requirements of the District in which such building or portion of a building is situated. **(BYLAW 6740, 2002)**

Retaining Walls

190.11.1 Notwithstanding that retaining walls are not permitted within setbacks and yards, the following exemptions are permitted:

a) Retaining walls on sites used for residential, commercial, industrial, or institutional uses shall be permitted within required yards and setbacks provided they are authorized by a Development Permit if applicable; or

(BYLAW 8524, 2025; 8578, 2026)

b) Retaining walls on sites used for or zoned for residential purposes, shall be permitted within required yards and setbacks provided:

(BYLAW 8524, 2025; 8578, 2026)

i) the height of a retaining wall, measured from the lowest ground level at the base of the retaining wall to the highest ground level at or near the top of the retaining wall, at any point along the retaining wall, shall not exceed:

1) 1.22 metres (4 feet) for a retaining wall which is not specifically contemplated by this subsection; or

2) 0.61 metres (2 feet) for a retaining wall located within 1.22 metres (4 feet) of, and which runs approximately parallel to, either an interior side lot line or interior rear property line; or

3) 1.83 metres (6 feet) for a retaining wall used as a window well;

4) 3 metres (9.84 feet) for a retaining wall bounding a pedestrian entrance, including one stairway, which is located between a building and the rear property line, and which serves a level of a building located below grade;

5) 1.83 metres (6 feet) for a retaining wall bounding a pedestrian entrance, including one stairway, which is located between a building and a side property line and which serves a level of a building located below grade. The stairway serving this pedestrian entrance shall not exceed 3.05 metres (10 feet) in total length;

ii) the distance between adjacent retaining walls which are approximately parallel, as measured from their closest distance, shall not be less than the height of the higher retaining wall **(BYLAW 7614, 2013)**

Fences

190.12 Any fence, wall or other structure not being a building which exceeds the height limitations specified in this section (190.12 to 190.19) shall comply with the height and setback requirements prescribed for buildings and structures within the District in which it is located. **(BYLAW 8172, 2020)**

190.13 The height of a fence, wall or hedge shall be determined by measurement from the ground level at the average grade level within 3 feet (.91 metres) of both sides of such fence, wall or hedge.

190.14 At street and/or lane intersections on a corner site in any District where front or side yards are required by this Bylaw, no fence, wall, hedge or other vegetation shall be allowed at a greater height than 3 feet (0.91 metres), nor shall any parking space be allowed, above the established elevation of the centre point of an intersection of streets, at or within a distance of 15 feet (4.57 metres) of the corner of the site at the intersection.
(BYLAW 8184, 2020; 8436, 2024)

190.15 Where trees are situated on a corner site, all trees shall be trimmed in such a manner that no branches or foliage shall be at a lesser height than 6 feet (1.83 metres) above the established elevation of the centre point of intersecting streets at any place where such land is at or within a distance of 15 feet (4.57 metres) of the corner of the site at the intersection of streets.

190.16 Despite the above regulations, in (R) and (P) Districts, a fence or other structure of whatever nature, but not including a hedge or tree, erected or placed along a boundary line of a site or within a required yard shall not exceed 6 feet (1.83 metres) in height except in required front yards or on the boundary of required front yards where the height shall not exceed 4 feet (1.22 metres). **(BYLAW 8172, 2020)**

190.17 Despite the above regulations, in (C) and (M) Districts, a fence or other structure of whatever nature, but not including a hedge or tree, erected or placed along a boundary line of any site shall not exceed 8 feet (2.44 metres) in height except that open mesh or chain link type fences may be erected to a height not to exceed 12 feet (3.66 metres).
(BYLAW 8172, 2020)

190.17.1 Notwithstanding regulations elsewhere in this Bylaw, fences shall be permitted to a maximum height of 3.66 metres (12 feet) for *sites* used for one or both of *outdoor storage* and *shipping container* storage **(BYLAW 7615, 2013)**

190.18 Subsections 190.14, 190.15, 190.16 and 190.17 shall not apply to open mesh or chain link fences erected on cemetery, public playgrounds, park, play fields or school areas in which cases no such fence or other structure shall exceed 12 feet (3.66 metres) in height.

190.19 No advertising or display or posting of signs or notices is permitted on fences.

The Sale of Used Goods in Retail Districts

190.20 Where a retail store is a permitted use, used goods may be bought, sold, procured or offered for sale or resale provided that no more than 10 percent of the retail store's display floor space is occupied or used for such purposes.

Housing

Adaptable Housing Requirements

190.21.1 A minimum of 40% of all single-storey dwelling units in buildings that contain multiple unit residential uses, which employ interior corridors or exterior passageways for access to the dwelling units, must be constructed as Adaptable Dwelling Units in accordance with the standards specified under subsection 3.8.5 Adaptable Dwelling Units in the British Columbia Building Code. **(BYLAW 7464, 2011)**

Family Friendly Housing

190.21.2 With the exception of *multiple dwellings* in which all dwelling units are *secured rental residential units*, all *multiple dwellings* that have been subdivided under the Strata Property Act shall include a minimum 40% two-bedroom and three-bedroom *dwelling units*, and at least 15% of the total *dwelling units* shall have three bedrooms or more. **(BYLAW 8486, 2024)**

190.21.3 All *multiple dwellings* in which all *dwelling units* are *secured rental residential units* shall include a minimum of 30% two-bedroom and three-bedroom *dwelling units*, and at least 10% of the total *dwelling units* shall have three bedrooms or more, except that on November 18, 2026 all multiple dwellings that are *secured rental residential units* shall include a minimum of 35% two-bedroom and three-bedroom *dwelling units*, and at least 10% of total *dwelling units* shall have three bedrooms or more. **(BYLAW 8486, 2024)**

190.21.3.1 All *multiple dwellings* shall include a minimum of 3.7 square metres (39.8 square feet) of *residential storage space* per *dwelling unit*, which may be provided within the *dwelling unit* or in a common bulk storage room(s) within the *multiple dwelling* building. **(BYLAW 8519, 2025)**

190.21.3.2 Where *residential storage space* is provided within the *dwelling unit*, the following requirements shall apply:

a) *Residential storage space* must be provided in a single room with a minimum floor-to-ceiling height of 2.1 metres (6.9 feet), and a minimum clear horizontal dimension of 1.2 metres (3.9 feet) in all directions;
b) *Residential storage space* must be accessed from a common area or hallway within the *dwelling unit*; and,
c) *Residential storage space* must not contain windows. **(BYLAW 8519, 2025)**

190.21.3.3 Where *residential storage space* is provided in a common bulk storage room(s), the following requirements shall apply:

a) *Residential storage space* must have a minimum floor-to-ceiling height of 2.1 metres (6.9 feet), and a minimum clear horizontal dimension of 1.2 metres (3.9 feet) in all directions. **(BYLAW 8519, 2025)**

190.21.4 Sites zoned Comprehensive Development District (Brewery District) (CD-52) shall not be required to comply with sections 190.21.2, 190.21.3, and 190.21.3.1 above. **(BYLAW 7741, 2015; 8225, 2020; 8519, 2025)**

190.21.4.1 Existing dwelling units with one or more bedrooms on a site used for multiple dwellings can be converted to add additional bedrooms provided the dwelling unit conforms to the Design Guidelines of the Family Friendly Housing Policy. **(BYLAW 7924, 2018)**

190.21.4.2 Not withstanding sections 190.21.2, 190.21.3, and 190.21.3.1, the following developments are not required to comply with Family Friendly Housing requirements:

1. Ground-oriented infill and townhouse projects;
2. Projects proposing fewer than 10 *dwelling units*;
3. Projects proposing to add fewer than 10 *dwelling units* to an existing *multiple dwelling*; and,
4. Affordable (e.g., below-market or non-market *secured rental residential units), supportive housing* and/or *transitional housing* projects that are government or non-profit owned and operated.

(BYLAW 8486, 2024; 8519, 2025))

190.21.4.3 Existing *multiple dwelling* buildings constructed prior to the effective date of the Family Friendly Housing Policy shall not be required to retroactively comply with section 190.21.2, 190.21.3, and 190.21.3.1. **(BYLAW 8486, 2024; 8519, 2025)**

190.21.4.4. Where more than 10 cumulative *dwelling units* are proposed to be added to an existing *multiple dwelling* building, through a singular or successive (multiple) cumulative applications and regardless of whether new units are created through the conversion of existing floor space or addition of new floor space, only the newly proposed units shall be required to comply with section 190.21.2, 190.21.3, and 190.21.3.1.

(BYLAW 8486, 2024; 8519, 2025)

Housing Accommodation in Basements and Cellars

190.21.5 No habitable rooms shall be permitted in any basement or cellar except that:

a) in a *single detached dwelling, duplex, multiplex, row house, or townhouse*, habitable rooms used only as extra bedrooms and recreation rooms may be located in a basement; **(BYLAW 8578, 2026)**

b) in (RM-5) Districts, habitable rooms may be permitted in a basement of an apartment building but only as part of a two storey dwelling unit;

c) Despite the above regulations, a secondary suite in conformity with Section 190.29 of this Bylaw may be permitted in a basement.

Requirements for Sleeping Units

190.22 All sleeping units shall comply with the following:

a) There shall be no sink or cooking facilities contained therein;

b) There shall be not less than one complete bathroom for every 700 square feet (65.03 square metres) of habitable floor area used for sleeping units but in no case need there be more than one bathroom for each sleeping unit and in no case less than one for every six sleeping units.

Requirements for Dormitory Units

190.23 All dormitory units shall comply with the following:

a) There shall be no sinks or cooking facilities contained therein;

b) There shall be not less than one complete bathroom for every 700 square feet (65.03 square metres) of floor area used as a dormitory unit.

Requirements for Housekeeping Units

190.24 All housekeeping units shall comply with the following:

a) Each housekeeping unit shall have a minimum floor area of 120 square feet (11.15 square metres);

b) There shall not be less than one complete bathroom for every 700 square feet (65.03 square metres) of floor area used for housekeeping units;

c) There shall be not more than one kitchen or kitchenette and one sink within each housekeeping unit;

d) Each housekeeping unit shall be occupied by not more than one family unit, or one household unit consisting of not more than three adults, and two foster children.

Requirements for Dwelling Units

190.25 All dwelling units shall comply with the following:

a) Each *dwelling unit* containing one bedroom, excluding *secondary suites*, shall have a minimum floor area of 46.45 square metres (500 square feet) except that in an elderly citizens' home this floor area may be reduced to not less than 41.81 square metres (450 square feet) conditional upon satisfactory communal recreational space being provided within a building, or portion of a building, on the same site having a floor area of not less than 4.65 square metres (50 square feet) for each *dwelling unit*; **(BYLAW 8486, 2024; 8524, 2025)**

b) There shall be not less than one complete bathroom contained within each dwelling unit;

c) There shall be not more than one kitchen contained within each dwelling unit provided, however, that an additional cooking facility accessory to the kitchen may be permitted;

d) Each dwelling unit may be occupied by not more than one family unit, or one household unit consisting of not more than four persons, plus two lodgers or boarders or four foster children or eight child care children.

e) The entire area of any *dwelling unit* must be accessible from within the *dwelling unit*, and no portion of the *dwelling unit* shall be isolated such that it can only be accessed from an exterior door. Except that for *single detached dwellings, detached accessory dwelling units, duplexes and multiplexes*, spaces of 150 square feet (13.93 square meters) or less may be solely accessible from an exterior door. **(BYLAW 7924, 2018; 8172, 2020; 8436, 2024; 8578, 2026)**

f) Each *dwelling unit* containing two bedrooms, excluding *secondary suites*, shall have a minimum floor area of 70 square metres (753.5 square feet) except that for *secured rental residential units* containing two bedrooms this floor area may be reduced to 65 square metres (699.7 square feet); **(BYLAW, 8486, 2024; 8524, 2025)**

g) Each *dwelling unit* containing three bedrooms or more, excluding *secondary suites*, shall have a minimum floor area of 84 square metres (904.2 square feet) except that for *secured rental residential units* containing three bedrooms or more this floor area may be reduced to 80 square metres (861.1 square feet);
(BYLAW 8486, 2024; 8524, 2026)

h) Affordable (e.g., below- market or non-market *secured rental residential units*), *supportive housing* and/or *transitional housing* projects that are government or non-profit owned and operated, are not required to comply with sections 190.25 f) and/or g). **(BYLAW 8486, 2024)**

Requirements for Transitional and Supportive Housing

190.25.1 All *transitional* and *supportive housing units* shall comply with the following:

a) Each transitional or supportive housing unit shall have a minimum floor area of 240 square feet (22.3 square metres).

b) There shall be one complete bathroom in each transitional or supportive housing unit.

c) There shall be one kitchen or kitchenette and one sink within each transitional or supportive housing unit. **(BYLAW 7201, 2007; 8495, 2025)**

Requirements for Bachelor Units

190.26 All bachelor units shall comply with the following:

a) Each bachelor unit shall have a minimum floor area of 350 square feet (32.52 square metres) except that in an elderly citizens' home this floor area may be reduced to not less than 300 square feet (27.87 square metres) conditional upon satisfactory communal recreational space being provided within a building, or portion of a building, on the same site having a floor area of not less than 50 square feet (4.65 square metres) for each bachelor unit;

b) There shall be not less than one complete bathroom contained within each bachelor unit;

c) There shall not be more than one kitchen contained within each bachelor unit;

d) Each bachelor unit may be occupied by not more than one family unit, or one household unit consisting of not more than three persons, plus two foster children.

Requirements for Hotels

190.27 Every hotel unit shall comply with the following:

a) The floor area of each rental unit shall be not less than 240 square feet (22.30 square metres);

b) Every rental unit shall include a bathroom.

Requirements for Home Based Businesses

190.28 Every home business shall comply with the following requirements:

a) the home based business shall clearly be an accessory use to the residential use;

b) deleted; **(BYLAW 7936, 2017; 8495, 2025)**

c) a home based business shall not generate any noise, vibration, smoke, dust, odours, toxins, heat, glare, radiation, fire hazard, health hazard or similar disturbance;

d) deleted; **(BYLAW 8495, 2025)**

e) the residential floor space and accessory building area on a site, including any detached accessory buildings, occupied or used for any home based business shall not exceed 500 square feet (46.45 square metres) in total;

f) no home based business shall have unenclosed or exterior storage or display of goods, materials, components, stock-in-trade, equipment or finished goods;

g) the operation of any home based business shall not result in or cause more business-related vehicle or pedestrian trips per day to or from the home than is normal for the residential area;

h) not more than one off-Street and one on-street parking space may be occupied within a dwelling unit at one time by vehicles associated with one or more home based businesses within a dwelling unit. In the case of a building containing a secondary suite and both dwelling units in the building contain one or more home based businesses, no more than one off-Street and one on-street parking space may be occupied at one time by any vehicle associated with the home based businesses on the site; **(BYLAW 8578, 2026)**

i) the parking of all vehicles associated with any home based business shall be in accordance with all City of New Westminster parking regulations;

j) deleted; **(BYLAW 8495, 2025)**

k) no home based business shall involve the sale of goods or products where customers regularly enter the home to inspect, purchase or take possession of the goods or products, except in the case of the RM-6, C-2A, C-4 and C-4A districts, where the retail sale of goods is permitted by a home based business operated within a dwelling unit located on the street level of a building, or portion of a building,;

l) deleted; **(BYLAW 8495, 2025)**

m) deleted; **(BYLAW 8172, 2020)**

n) a home based business shall not involve:

(1) adult entertainment uses, adult motion picture studios, adult theatres, adult video stores or escort services, or

(2) automotive repair at the location of the home;

o) deleted; **(BYLAW 8495, 2025)**

p) a bed and breakfast

i) deleted; **(BYLAW 8495, 2025)**

ii) may occupy one Off-Street parking or one on-street parking per bed and breakfast bedroom, provided that not more than two spaces per every three bed and breakfast bedrooms are occupied; and

iii) in the case where a building contains a secondary suite, may be operated in either the principal residence or the secondary suite, but not both.

(BYLAW 8578, 2026)

iv) *is not permitted to operate within a detached accessory dwelling unit or any other detached accessory building.*

(BYLAW 7936, 2017)

Requirements for Secondary Suites

190.29 *Secondary suites* on properties with *single detached dwellings, multiplexes or townhouses* shall conform to the following regulations: **(BYLAW 8578, 2026)**

a) deleted;

b) deleted;

c) deleted;

d) the floor area of a secondary suite shall not be less than 32.52 square metres (350 square feet);

e) deleted;

f) no part of a secondary suite shall be constructed below any flood construction level prescribed by the City of New Westminster or other competent authority;

g) a secondary suite shall have usable outdoor space which is for the exclusive use of occupants, delineated from other areas, and which meets the following requirements, except where a shared outdoor space is provided with a *multiplex* or *townhouse use:*

(BYLAW 8578, 2026)

i. a dedicated and contiguous private independent outdoor space, or yard, not smaller than 7.43 square metres (80 square feet) and a minimum dimension of 1.83 metres (6 feet), and made available for the exclusive use of occupants, or;

ii. for suites that are above grade level, a dedicated and contiguous raised outdoor deck that has a minimum size of 5.57 square metres (60 square feet) and a minimum dimension of 1.83 metres (6 feet) and made available for exclusive use of the occupants; **(BYLAW 8524, 2025)**

h) deleted;

i) lighting hall be provided beside or above the principal entry of a secondary suite and which is operable by occupants of the secondary suite;

j) a hard surface sidewalk shall be provided connecting the principal entry of a secondary suite to the public sidewalk or either the front or exterior side property line of the lot;

k) a roof, awning, or overhang for the purpose of weather protection shall be installed immediately above the principal entry to the secondary suite. This weather protection shall be a minimum of 4 feet (1.22 metres) wide and 2.5 feet (0.76 metres) deep. This weather protection may project into the side yard setback by either 2.5 feet (0.76 metres) or 50% of the required side yard setback, whichever is more.

l) deleted;

(BYLAW 8453, 2024)

m) all habitable rooms shall include a window;

n) all windows for *habitable rooms* within a *secondary suite* must:

i. have at least 0.35 square metres (3.77 sq. ft.) of glazed area above the finished grade immediately adjacent to the exterior wall of the room in which the window is located, excluding window wells or localized depressions; or

ii. provide a window well or a localized depression with a width (horizontal distance perpendicular away from the exterior edge of a building wall) of at least 1.22 metres (4 feet) and which is open to above and not covered by other *structures* such as decks or grates.

(BYLAW 8495, 2025)

and, in addition, all windows for bedrooms or rooms used for sleeping purposes shall not be within a window well unless such window well is not deeper than 1.5 metres (4.92 feet) and is open accessible above and not covered by other structures such as decks or patios.

o) the functions of the principal unit (e.g. laundry, storage, habitable rooms) shall not be required to be accessed through the *secondary suite*;

p) the functions of the *secondary suite* (e.g. laundry, storage, habitable rooms) shall not be required to be accessed through the principal unit;

q) occupants of the *secondary suite* shall be able to control the heating and ventilation for the *secondary suite* from within the *secondary suite*;

190.29.1 *Secondary suites* within buildings approved on or after September 1, 2021, shall conform to the following regulations:

a) the *secondary suite* shall have an independent heating system (e.g. electric baseboard or hydronic heating);

b) occupants of the *secondary suite* shall have access to the utilities used to service the *secondary suite* including hot water tanks, boilers, electrical service panels and heating

systems;

c) the *secondary suite* shall be interconnected to the principal unit by an interior joining door, lockable by the occupants of the secondary suite to entry door standards and acoustically sealed;

d) interconnected ventilation shall not be permitted between a *secondary suite* and a principal unit; and

e) electrical, plumbing and dryer duct connections for in-suite laundry facilities shall be installed within the *secondary suite.*

190.29.2 The requirements of section 190.29.1 shall not apply for a *secondary suite* within a building approved more than five years previous.

(BYLAW 8154, 2021)

Requirements for Women's Transition Houses

190.30 Every Women's Transition House shall conform to the following:

a) all construction, alteration or addition to a Women's Transition House shall comply with all City of New Westminster Bylaws, as amended or replaced from time to time;

b) the site area of the subject property shall be a minimum of 6,000 square feet (557.40 square metres) and the building housing the Women's Transition House on the subject property shall be a maximum of 3,000 square feet (278.70 square metres) in area;

c) at no time shall the number of residents at the Women's Transition House (including staff, women and children) exceed 16 persons;

d) there shall be no structural alterations to the exterior of the *building* which would indicate that the *building* or *site* is being utilized for a purpose other than that of a *single detached dwelling, duplex, multiplex or townhouse*, and no *building, structure*, fence, enclosures or portion thereof other than those in conformity with permitted residential uses in the Zoning District in which the building is located, may be erected; **(BYLAW 8524, 2025; 8578, 2026)**

e) the exterior of the building, fences and other structures on the property shall be maintained in keeping with the style of the building and the context and character of the neighbourhood and any changes thereto shall be approved by the Director of Planning; **(BYLAW 8578, 2026)**

f) parking of vehicles on or near the property by residents or staff shall be minimized to the greatest extent possible and additional off street parking shall be adequately screened from view by neighbours;

g) a portion of every Women's Transition House shall be accessible to handicapped persons;

h) every Women's Transition House shall be located within three blocks of public transit and within six blocks of a recreational amenity, a park and shopping;

i) the owner or operator of a Women's Transition House shall enter into a Good Neighbour Agreement with the City of New Westminster, in a form satisfactory to the City, respecting the operation of the Women's Transition House;

j) the registered owner of property containing a Women's Transition House shall grant the City of New Westminster a Section 219 Land Title Act R.S.B.C. 1996, c.250, as amended or replaced from time to time, Covenant in a form acceptable to the City incorporating the above mentioned requirements and an indemnification against liability in favour of the City and the following additional requirements:

i) no part of a Women's Transition House may be constructed below any flood construction level prescribed by the City of New Westminster or other competent authority;

ii) no Women's Transition House may be stratified, subdivided or otherwise separated into parts;

iii) a minimum of 200 square feet (18.58 square metres) of hard surface outdoor space for children with a minimum dimension of 10 feet (3.05 metres) shall be provided (note: asphalt is not accepted as a hard surface unless stamped and coloured concrete is used);

iv) the outdoor space shall be landscaped with planted areas, raised beds, lawn, shrubs and trees, and shall be easily accessible from the building;

(BYLAW 8578, 2026)

v) no displays, signs or advertising shall be erected or displayed on the property identifying the use of the building as a Women's Transition House; and **(BYLAW 8578, 2026)**

vi) noise attenuation measures shall be employed where possible to minimize disturbances to the neighbourhood.

Requirements for Accommodation for Youth in Foster Care and/or Transitioning from Foster Care Use **(BYLAW 7937, 2017)**

190.30.1 No lot shall be used for Accommodation for Youth in Foster Care and Transitioning from Foster Care unless the following requirements have been met:

a) at no time shall the number of residents on a lot used for Accommodation for Youth in Foster Care and/or Transitioning from Foster Care (excluding staff) exceed 12.

b) an accommodation for Youth in Foster Care and/or Transitioning from Foster Care use is permitted within an authorized *Detached Accessory Dwelling Unit*;

c) the owner or operator of an Accommodation for Youth in Foster Care and/or Transitioning from Foster Care use shall enter into a Good Neighbour Agreement with the City of New Westminster, in a form satisfactory to the City;

d) there shall be no alterations to the exterior of the building which would indicate that it is being utilized for a purpose other than that of a *single detached dwelling, duplex, multiplex, or townhouse*, and no *building*, structure, fence, enclosures or portion thereof other than those in conformity with permitted residential uses in the Zoning District in which the building is located, may be erected;

(BYLAW 8524, 2025; 8578, 2026)

e) no displays, signs or advertising shall be erected or displayed on the property identifying the use of the building as Accommodation for Youth in Foster Care and/or Transitioning from Foster Care Youth; **(BYLAW 8578, 2026)**

f) the exterior of the building, fences and other structures on the property shall be maintained in keeping with the style of the building and the context and character of the neighbourhood and any changes thereto shall be approved by the Director of Development Services; **(BYLAW 8578, 2026**

g) parking of vehicles on or near the property by residents or staff shall be minimized to the greatest extent possible and additional off street parking shall be adequately screened from view by neighbours;

h) a portion of every principal building used for Accommodation for Youth in Foster Care and/or Transitioning from Foster Care shall be accessible to persons with a physical disability;

i) no part of a building used for Accommodation for Youth in Foster Care and/or Transitioning from Foster Care may be constructed below any flood construction level prescribed by the City of New Westminster or other competent authority;

j) a lot used for Accommodation for Youth in Foster Care and/or Transitioning from Foster Care may not be stratified, subdivided or otherwise separated into parts;

k) a minimum of 200 square feet (18.58 square metres) of at grade outdoor space for children shall be provide onsite with a minimum dimension of not less 10 feet (3.05 metres) and shall be easily accessible from the building; and,

(BYLAW 8578, 2026)

l) noise attenuation measures shall be employed where possible to minimize disturbances to the neighbourhood.

Requirements for Student Housing

190.31 The owner of any building, or portion of a building, intended for student housing shall inter into a Restrictive Covenant with the City, guaranteeing the use of the building, or portion of a building, for student housing.

190.32 The owner of any building, or portion of a building, intended for student housing shall enter into a Housing Agreement with the City specifying the nature of the tenure and the terms therein.

Change of Occupant of Building

190.33 A change of tenants or occupants of any building, or portion of a building, shall not be deemed to affect the use of the building, or portion of a building, within the meaning of this section.

Refusal of Permit for Lower Value Dwellings

190.34 In order to provide for the conservation of property values, it shall be lawful for the Director of Engineering to refuse to grant a permit for the construction of a dwelling in any residential area unless the value of such proposed dwelling shall be at least equal to the average value of all dwellings erected within 500 feet (152.40 metres) of such proposed dwelling.

Exterior Access to Residential Buildings

190.35 In the case of a duplex or multiple dwelling, the means of ingress and egress above the ground floor shall be provided or constructed in the rear yard only, except where such means is placed within the building.

Minimum Lot Size on Subdivision in Queensborough

190.36 Despite provisions elsewhere in this Bylaw, no parcel or parcels of land lying and being in that portion of the City of New Westminster known as "Lulu Island" and being comprised of District Lots 757 and 758, Group One, New Westminster District shall be subdivided so as to produce any lot having an area of less than one-half acre (.20 hectares), nor having a frontage of less than 66 feet (20.12 metres), unless such land can be connected to the City's sanitary sewer system.

Projections into Yards

Front Yards

190.37 The following are allowed in or may project from the building into the required front yard:

a) steps and ramps from the first floor to grade provided that they are not located closer than 1.22 metres (4 feet) to the property line; **(BYLAW 8578, 2026)**

b) sills, belt courses, cornices and chimneys provided that none of these shall extend into the required front yard more than 2 feet (.61 metres);

c) unenclosed porches, eaves, balconies and cantilevered canopies over entrances provided that none of these shall extend into the required front yard more than 4 feet (1.22 metres);

d) bay windows provided that none of these shall extend into the required front yard more than 2 feet (.61 metres) or exceed a projected width greater than 6 feet (1.83 metres) or a projected height greater than one storey. For each storey, the total of the widths of all the bay windows shall not exceed fifty percent (50%) of the width of the building;

e) stairwells below the finished grade.

Side Yards

190.38 The following are allowed in or may project from the building into the required side yard:

a) steps and ramps from the first floor to grade;

b) stairwells above the finished grade provided that none of these extend into the required side yard more than 4 feet (1.22 metres) or one-half the required minimum depth of such side yard, whichever is the lesser;

c) stairwells below the finished grade;

d) sills, belt courses, cornices and chimneys provided that none of these shall extend into a required side yard more than 2 feet (.61 metres) or one-half the required minimum depth of the side yard, whichever is the lesser;

e) unenclosed porches, eaves, balconies and cantilevered canopies over entrances provided that none of these shall extend into a required side yard more than 4 feet (1.22 metres) or one-half the required minimum depth of the side yard, whichever is the lesser;

f) bay windows provided that none of these extend into the required side yards more than 2 feet (.61 metres) or exceed a projected width greater than 6 feet (1.83 metres) or a projected height greater than one storey. For each storey, the total of the widths of all the bay windows along any one side of a building shall not exceed fifty percent (50%) of the length of that side.

g) In the (NR-1), (NR-5), (RQ-1) and (RQ-5) Districts no bay window, unenclosed porch, balcony, cantilevered canopy, or stairwell above finished grade shall project into a required side yard such that it is reduced to less than 4 feet (1.22 metres). **(BYLAW 8436, 2024)**

Rear Yards

190.39 The following are allowed in or may project from the building into the required rear yard:

a) steps and ramps from the first floor to grade provided that they are not located closer than 1.22 metres (4 feet) to the property line; **(BYLAW 8578, 2026)**

b) staircases;

c) stairwells;

d) sills, belt courses, cornices and chimneys provided that none of these shall extend into the required rear yard more than 2 feet (.61 metres) or one-half the required minimum depth of the rear yard, whichever is the lesser;

e) unenclosed porches, eaves, balconies and cantilevered canopies over entrances provided that none of these shall extend into the required rear yard more than 4 feet (1.22 metres);

f) bay windows provided that none of these shall extend into the required rear yard more than 2 feet (.61 metres) or exceed a projected width greater than 6 feet (1.83 metres) or a projected height greater than one storey. For each storey, the total of the widths of all bay windows shall not exceed fifty percent (50%) of the width of the building.

g) a roof over an entrance to a *secondary suite* shall be permitted to project into the side yard, provided it is not closer than 0.46 metres (1.5 feet) from the side property line.

(BYLAW 8154, 2021)

Extended Canopies

190.40 In (RM) and (P-1) Districts, design approved canopies not exceeding 10 feet (3.05 metres) in height may be constructed over pedestrian walkways extending from the main entrance of a building to the street site line where the visibility at an intersection or any other safety consideration will not be affected.

Satellite Dishes, Radio and Television Masts, Aerials, and Towers

190.41 A satellite dish, radio and or television mast, aerial, and or tower shall, for the purposes of this Bylaw, be considered to be a building and or structure.

190.42 Where a satellite dish, radio and or television mast, aerial, and or tower is attached to a principal building, it shall be considered as part of the principal building.

190.43 Where a satellite dish, radio and or television mast, aerial, and or tower is freestanding and or attached to an accessory building, it shall be considered to be an accessory building.

190.44 Despite provisions elsewhere in this Bylaw, no satellite dish, radio and or television mast, aerial and or tower shall be erected between the wall of a principal building and a property line facing a street.

Adult Videos in a Video Store

190.45 Where a video store is a permitted use and the retailer is the holder of a joint licence to carry both motion pictures and adult motion pictures, adult motion pictures may be sold or rented in the video store, and the portion of the video store in which the adult motion pictures are displayed is subject to the following conditions:

a) is partitioned from the general area of the video store, having limited access and being signed to the effect that no person under age 18 is allowed inside;

b) comprises not more than ten percent (10%) of total floor space of the retail/rental portion (not including storage, offices or staff space) of the video store;

c) contains not more than ten percent (10%) of the total retail/rental supply of motion pictures in the video store;

d) has no external signage or advertising that adult motion pictures are available for sale or rental; and

e) contains no film viewers or other appropriate technology by which adult motion pictures may be viewed or projected.

Temporary Use Permits

190.46 Temporary commercial and industrial uses may be allowed under Section 493 of the Local Government Act within all zones shown on Appendix "A". In considering the issue of a temporary use permit, the Council or its delegate shall consider the following:
(BYLAW 7924, 2018)

a) Whether the proposed use is consistent with the official community plan designation for the land;

b) Whether the proposed use is consistent with any neighbourhood plan applying to the land;

c) Whether the proposed use is consistent with relevant policies adopted by the Council;

d) In the case of any proposed use that is not consistent with any such plan or Council policy, the nature and extent of any community benefit from the use;

e) Whether the proposed use is of a temporary nature or whether it would be more appropriate for the City to consider permitting the use by rezoning;

f) The suitability and compatibility of the proposed use with the surrounding area, including its operation, function, appearance and intensity of use;

g) The impact of the proposed use on the operation of adjacent uses, including future land uses permitted by the zoning bylaw and designated by the official community plan. **(BYLAW 7387, 2010)**

Liquor Primary Licensed Premises *(BYLAW 8043, 2018)*

190.47 Notwithstanding any other provision of this Bylaw, in addition to the uses permitted in the districts established by Section 140 of this Bylaw, *liquor primary licensed premises* are permitted at the premises having the civic addresses and legal descriptions set out in Appendix "H", and at no other premises. **(BYLAW 7273, 2008)**

190.48 The actual occupant load of each premises specified in Appendix "H", determined in accordance with the British Columbia Building Code, shall not exceed that specified in respect of those premises in Appendix "H". **(BYLAW 7273, 2008)**

Retail Sale of Cannabis *(BYLAW 8043, 2018)*

190.48.1 Notwithstanding any other provision of this Bylaw, *Retail Sale of Cannabis* is only permitted in the locations, and to be maximum gross floor area, listed in the following table, as amended:

Business Name	Address	Max Gross Floor Area	Legal Description
Westcanna	710 Twelfth Street (706 Twelfth Street)	385 sq. metres	009-124-411
BC Cannabis Stores	805 Boyd Street – Building L	465 sq. metres	026-736-641
Maple Leaf Greenery	71 Sixth Street	200 sq. metres	008-209-448
Queensborough Cannabis Co.	540 Ewen Avenue	440 sq. metres	011-313-625
Real Reef	320 Sixth Street	111 sq. metres	005-839-513

(BYLAW 8043, 2018; 8109, 2019; 8111, 2019; 8140, 2019; 8107, 2019; 8108, 2019; 8218, 2020; 8217, 2020; 8256, 2021; 8520, 2025)

190.48.2 *Retail Sale of Cannabis* shall:

(a) not permit consumption of *cannabis* within the portion of the building used for the *retail sale of cannabis*;
(b) not permit production, growing or cultivation of *cannabis* within the portion of the building used for the *retail sale of cannabis*;
(c) only be permitted to sell *cannabis*, *cannabis accessories* and retail merchandise directly related to *cannabis* and no other product; and
(d) not be permitted within the same commercial unit as any other use, except for the retail sale of cannabis accessories.
(e) deleted.

(BYLAW 8043, 2018; 8215, 2020)

Personal Cultivation of Cannabis *(BYLAW 8043, 2018)*

190.48.3 Growing and cultivation of *cannabis* for personal use is permitted on a site which is zoned for residential uses provided:

(a) all laws, regulations and requirements of other jurisdictions are met and all required permits, such as but not limited to Building and Electrical Installation Permits, have been obtained;
(b) does not include any processing or manufacturing of *cannabis* unless for medical purposes in accordance with a prescription from a medical practitioner*;*
(c) does not include the retail sale of *cannabis*; and
(d) for sites containing *duplexes, multiplexes, townhouses, or multiple dwellings,* it is located on a portion of the property under private occupancy, such as, but not limited to areas within a dwelling or on limited common property."

(BYLAW 8043, 2018; 8524, 2025, 8578, 2026)

Retail Sale of Vape Products

190.48.4 Retail Sale of Vape Products (age restricted premises) is prohibited in every zone.

(BYLAW 8543, 2025)

Amenity Density Bonus

190.49 Where a zoning district allows for bonus density, the bonus density may be permitted if payments are made into capital reserve funds as established by Bylaw 7382, 2010, Bylaw No 7383, Bylaw No 7384, 2010 or Bylaw 7608, 2013 in accordance with the table below.

Housing Form	Location	Contribution Per Area Above Base Density
Townhouse	Mainland	$120 / sq. ft.
	Queensborough	$120 / sq. ft.
	Downtown	$90 / sq. ft.
Apartment Building (Six Storeys or Less)	Mainland	$120 / sq. ft.
	Queensborough	$65 / sq. ft.
	Downtown	$90 / sq. ft.
Apartment Building (More Than 6 Storeys)	Downtown	$50 / sq. ft.

(B/L 7947, 2017)

190.49.1 Despite the per square foot density bonus amounts shown in the table in section 190.49, where one or more applications for: **(BYLAW 7947, 2017)**

(a) rezoning;
(b) development permit;
(c) special development permit; and/or
(d) development variance permit

are required to authorize a proposed development, and all such applications are complete and have been received by the City prior to January 1, 2018, the amount in respect of any unit to be constructed in accordance with the application shall be the amount in effect on the day the application is received.

190.49.2 Density bonus payments made pursuant to this bylaw must be made prior to issuance of a building permit authorizing the construction of a building that contains bonus density.

190.49.3 Sites which are used for secured rental residential units and which do not contain any dwelling units which are not secured market rental dwelling units, shall be exempt from payments required by section 190.49. **(BYLAW 7697, 2014)**

Heritage Density Transfer System

190.49.4 Unused density from a Heritage Donor Site may be transferred to a recipient site in the Downtown provided the following conditions are met: **(BYLAW 7697, 2014)**

(a) the amount of density transferred from the Heritage Donor Site must not exceed the amount of unused density currently available on the donor site including any permitted bonus density for residential uses;

(b) unused density may be transferred in whole or in part to a recipient site until all unused density has been transferred from the Heritage Donor Site;

(c) the owners of the Heritage Donor Site and the recipient site must enter into a three-party agreement with the City, stating the amount of the density transferred and the consideration that the owner of the recipient site is providing to the owner of the Heritage Donor Site for the transfer, acknowledging the voluntary nature of the transaction, and releasing the City from all liability in respect of the transaction;

(d) the owner of the Heritage Donor Site must enter into a Heritage Revitalization Agreement with the City which must include provisions regarding the repair, restoration or conservation of a building on the Heritage Donor Site and provisions prohibiting the use on the Heritage Donor Site of density that has been transferred to a recipient site;

(e) the density of development of the recipient site following the transfer must not exceed the maximum permitted density in the relevant zoning district, including permitted bonus density; and

(f) the owner of the recipient site shall be exempt from payments otherwise required in section 190.49 in respect of each square foot of density transferred from a Heritage Donor Site.

190.49.5 Downtown Base Density Maximum Permitted Height Map: **(BYLAW 7697, 2014)**



All measurements shown on the above map are in feet **(BYLAW 7924, 2018)**

190.50 No payment is required under section 190.49 in respect of a site used for secured rental residential units and no other residential use. **(BYLAW 7688, 2014)**

Garbage and Recycling Space Requirements

190.51 All sites containing *duplexes, multiplexes, townhouses* and/or *multiple dwelling* uses must provide a designated space designed and developed to accommodate, in a location accessible to residents and removal contractors, containers for garbage and separated recyclable materials that are sufficient in number and capacity to serve the *dwelling units*. This designated space shall be effectively screened from view by a closed fence, decorative wall or obscuring evergreen hedge, which shall be secured and maintained in good condition at all times, or be located within a fully enclosed and secured room within a building.

(BYLAW 7308, 2009; 8524, 2025; 8578, 2026)

Crisis Response Uses

190.52 Notwithstanding any other provision of this Bylaw, *crisis response uses* are permitted in all zoning districts.

190.53 All *crisis response uses* shall comply with the following:

(a) The property/properties must be owned or under long-term lease by the City, by BC Housing, or by another public agency;

(b) The project(s) must be government agency funded; and

(c) The project(s) must be non-profit society or public agency operated.

(BYLAW 8286, 2021)

Non-Profit Housing Development

Permitted Uses

190.54.1 Notwithstanding any other provision of this Bylaw, *non-profit housing development* is a permitted principal use on all parcels designated as (RLR) Residential - Low Rise, (RLM) Residential – Limited Mid Rise, and (RMR) Residential – Mid Rise in the City of New Westminster's Official Community Plan, as amended. **(BYLAW 8528, 2025)**

190.54.2 The following uses are permitted as *accessory uses* to a *non-profit housing development* if they meet the Conditions of Use outlined in Sections 190.54.3 to 190.54.5 of this Zoning Bylaw:

a) *Child Care* in accordance with Section 170.13 of this Zoning Bylaw*;*
b) *Home based businesses;* and,
c) *Place of Worship.*

(BYLAW 8495, 2025)

Conditions of Use

190.54.3 Accessory uses listed in Section 190.54.2 of this Zoning Bylaw shall be limited to ground floor only.

190.54.4 Notwithstanding Section 190.54.2, a *place of worship* shall be limited to ground floor only, and a maximum seating capacity of 50 seats.

190.54.5 A *non-profit housing development* fronting a major road network, arterial, or collector road, as designated in the *Street and Traffic Bylaw*, is permitted only if the site has access to:

a) A local road; or

b) A lane that meets the design standards in the *Subdivision and Development Control Bylaw*.

190.54.5.1 *Non-profit housing development* is not a permitted use on a parcel if developing a non-profit housing development would result in the creation of a new *locked-in* lot.

(BYLAW 8528, 2025)

Site Coverage

190.54.6 All buildings, in total, shall not cover more than seventy percent (70%) of the site area.

Density

190.54.7 The floor space ratio shall not exceed 2.75.

Building Height

190.54.8 The height of a building shall not exceed six storeys.

Front Yard

190.54.9 A front yard shall be provided of not less than 4.5 metres in depth.

Rear Yard

190.54.10 A rear yard shall be provided of not less than 6 metres in depth.

Interior Side Yard

190.54.11 An interior side yard shall be provided of not less than 3 metres in depth.

Exterior Side Yard

190.54.12 An exterior side yard shall be provided of not less than 4.5 metres in depth.

(BYLAW 8502, 2025)

Small-Scale Production

190.55.1 Sale and/or consumption of products is permitted on the premises where provided in combination with *restaurants* and/or *retail store*.

190.55.2 *Small-scale production* is only permitted on the *first storey* where provided in conjunction with *retail store* and/or *restaurants*.

190.55.3 The maximum floor area per *small-scale production* establishment is 300 sq. m (3,229.2 sq. ft.) or 500 sq. m. (5,382.0 sq. ft.) where provided with *restaurants.*

190.55.4 Where *small-scale production* includes manufacture of food and/or beverage goods, products may be sold retail or wholesale on the premises.

190.55.5 Manufacturing activities and storage must be located within an enclosed *building*.

190.55.6 *Small-scale production* activities must not create unreasonable nuisance by reason of smoke or smell.

(BYLAW 8575, 2026)

Small-Scale Brewery or Distillery

190.56.1 *Small-scale brewery or distillery* may include as accessory uses *lounge endorsement area, restaurants,* and/or *retail store.*

190.56.2 No more than 35% of the *first storey* floor area of a *small-scale brewery or distillery* may be used for the production and manufacturing of beer, spirits, wine, cider and other alcoholic beverages.

190.56.3 *Small-scale brewery or distillery* is only permitted on the *first storey* where provided in conjunction with *lounge endorsement area, retail store* and/or *restaurants.*

190.56.4 Manufacturing activities and storage must be located within an enclosed *building*.

(BYLAW 8575, 2026)

Amusement Arcade

190.57.1 *Amusement arcade* is only permitted where:

(a) Located within a fully enclosed *building* or area;

(b) No gambling or payouts are provided as per the British Columbia Lottery Corporation; and,

(c) No games show or depict pornographic material.

(BYLAW 8575, 2026)

Active Use Restrictions

190.58.1 As illustrated by Appendix K (Active Frontage Overlay) of the Zoning Bylaw, the following portions of streets are designated Active Frontage:

- **Columbia Street (north and south sides**): From the west boundary of Columbia Street at Front Street to the east boundary of Columbia Street at Fourth Street
- **Front Street (north side):** From the west boundary of Front Street at Begbie Street to the east boundary of Front Street at Sixth Street
- **Begbie Street and Quayside Drive (east and west sides):** From the north boundary of Columbia Street at Begbie Street to the south boundary of Quayside Drive and the Fraser River
- **Carnarvon Street (north and south sides):** From the west boundary of Carnarvon Street at Tenth Street to the east boundary of Carnarvon Street at Alexander Street
- **Eighth Street (east and west sides):** From the north boundary of Eighth Street at Agnes Street (west) and Eighth Street at Victoria Street (east) to the south boundary of Eighth Street at Columbia Street
- **Sixth Street (east and west sides):**
    - From the north boundary of Sixth Street at Victoria Street to the south boundary of Sixth Street at Columbia Street
    - From the north boundary of Sixth Street at Seventh Avenue to the south boundary of Sixth Street at Fifth Avenue
- **Sixth Avenue (north and south sides):** From the west boundary of Sixth Avenue at Seventh Street to the east boundary of Sixth Avenue at Fifth Street
- **Belmont Street (north and south sides):** From the west boundary of Belmont Street at Seventh Street to the east boundary of Belmont Street at Sixth Street
- **East Columbia Street (east and west sides):** From the south boundary of East Columbia Street at Alberta Street to the north boundary of East Columbia Street at Cedar Street (west side) and East Columbia Street at Major Street (east side)
- **Twelfth Street (east and west sides):** From the south boundary of Twelfth Street mid-block between Seventh Avenue and Nanaimo Street and the north boundary of Twelfth Street mid-block between Edinburgh Street and Eighth Avenue

190.58.2 The restrictions in section 190.58.3 and 190.58.6 shall not apply to:

(a) Purpose-built office buildings without street fronting commercial retail units constructed as of June 1, 2026;

(b) Purpose-built residential buildings without street fronting commercial retail units constructed as of June 1, 2026;

(c) The building located at 549 Columbia Street as of June 1, 2026 (Legal description: LT A BLK 14, NWD GROUP 1, PL LMP50594 LOT A, BLOCK 14, NEW WESTMINSTER GROUP 1, PLAN LMP50594 GROUP 1; PID: 025-088-459

190.58.3 The following uses are not permitted on the *first storey* where the use abuts a street designated Active Frontage:

(a) Ambulance headquarters

(b) Auction rooms

(c) Boat and trailer showrooms, sales and rentals

(d) *Business or vocational school*

(e) Car washing establishments

(f) Commercial storage

(g) Delivery and express facilities

(h) Drive-in businesses

(i) *Duplex*

(j) Film, television and recording studios

(k) Frozen food lockers

(l) Funeral parlours

(m) *General office*

(n) *Healthcare cluster uses*

(o) *Health services*

(p) Laboratories, scientific and research

(q) *Marina*

(r) *Multiple dwelling*

(s) Payday lending stores

(t) *Printing and publishing*

(u) *Private school*

(v) Public transportation depots

(w) Retail sale and/or rental of automobiles

(x) Servicing and/or repair of automobiles

(y) *Single detached dwellings*

(z) Storage of boats, trailers and/or automobiles

(aa) Storage buildings and storage yards for building, electrical, heating, ventilating and air conditioning, painting, plumbing, refrigeration, roofing, septic tank and sign trade contractors

(bb) Taxi Offices

(cc) Trade Schools

(dd) Truck and trailer sales and/or rental lots

(ee) Tutoring establishments

With the exception of entrances to the listed uses where provided above the *first storey.*

(BYLAW 8575, 2026)

190.58.4 Despite section 190.58.3 the following uses are permitted on the *first storey*:

(a) Travel agency and/or real estate office; and,

(b) Optometrists where the use is accessory to *retail stores.*

(BYLAW 8575, 2026)

190.58.5 Despite section 190.58.3, where the use abuts a street designated Active Frontage between Simpson Street and Sapperton Park (Healthcare Campus Precinct), the following uses are permitted outright and without conditions on the *first storey*:

(a) Healthcare cluster uses

(BYLAW 8575, 2026)

190.58.6 The following uses are not permitted on the *first storey* where the use abuts a street designated Active Frontage unless the following Active Use Conditions are met:

(a) The following uses are only permitted on the *first storey* where active components of the use (e.g., art gallery, *retail store*, classroom or performance space, reception or waiting area) comprise the entire Active Frontage and are visible from the street:

i. *Fitness and wellness centres*

ii. *Banks*

iii. *Child care*

iv. *Art studios*

v. *Self-improvement school*

vi. *Government institutions including educational and judicial facilities*

vii. *Travel agency*

viii. *Real estate office*

For clarity, offices are not considered active components.

(b) *Restaurants* does not involve the preparation of food and beverages exclusively for off-site consumption via delivery and where no customer seating or public facing storefront is provided.

(c) *Small-scale brewery or distillery* is provided with *lounge endorsement area* and/or *restaurant.* **(BYLAW 8575, 2026)**

210. Limited Agricultural Districts (AG-1)

210.1 The intent of this district is to allow agricultural and open space uses on sites of 10 acres (4.05 hectares) or more.

Permitted Uses

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

210.3 Golf courses having a minimum area of 40 acres (16.19 hectares);

210.4 Market gardens;

210.5 Miniature golf courses, pitch and putt golf courses, golf driving ranges;

210.6 Nurseries and greenhouses;

210.7 Other agricultural and horticultural uses subject to the provisions of the Public Health Bylaw, 1967, as amended or replaced from time to time;

210.8 Parks and playgrounds;

210.9 Accessory uses customarily incidental to any of the above uses with the exception of the use of any building or structure as a dwelling;

Setbacks

210.10 Despite the provisions contained in Public Health Bylaw, 1967, as amended or replaced from time to time, no building or structure shall be located less than 25 feet (7.62 metres) from any site line bounded by a street. No building or structure shall be located less than 25 feet (7.62 metres) from any dwelling, and in the case of buildings or structures used to shelter animals or fowl, the provisions of Public Health Bylaw, 1967, as amended or replaced from time to time, shall apply.

Site Area

210.11 The minimum site area shall be 10 acres (4.05 hectares) except in the case of a lot of lesser area registered in the Land Title Office at the City of New Westminster prior to the passage of this Bylaw.

Off-Street Parking

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

220. Family Farm Agricultural Districts (AG-2)

220.1 **The intent of this district is to allow family farm agricultural uses, including the sale of farm produce.**

Permitted Uses

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

220.3 *Home-based businesses*

220.4 *Market gardens, orchards, field crops, berry or bush crops*

220.5 *Nurseries and greenhouses*

220.6 *One roadside stand on a lot, provided such stand only sells fresh produce from farms and that it is no larger than 1,000 square feet (92.9 square metres) of gross floor area*

220.7 *Other agricultural and horticultural uses subject to the provisions of Public Health Bylaw, 1967, as amended or replaced from time to time*

220.8 *Single detached dwellings to (RS-1) District standards provided that not more than one dwelling is located on a site and that no dwelling exceeds 3,000 square feet (278.70 square metres) of gross floor area*

220.9 *Accessory buildings for the shelter and protection of vehicles, farm implements, and animals belonging to the owner of the property*

Height

220.10 The height of any building or structure shall not exceed 25 feet (7.62 metres).

Yards

220.11 No building or structure shall be located closer than 25 feet (7.62 metres) from a front or rear property line and no closer than 5 feet (1.52 metres) from a side property line.

Site Area

220.12 The minimum site area shall be ten acres (4.05 hectares) except in the case of a lot of lesser area registered in the New Westminster Land Title Office prior to the passage of this Bylaw.

Off-Street Parking

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

Advertisements

220.14 Advertisements, bulletin boards, or identification signs are not permitted in this District except for one identification sign in conjunction with a roadside stand not to exceed 16 square feet (1.49 square metres).

310 Single Detached Residential Districts (RS-1)

BYLAW 7936, 2017

310 .1 The intent of this district is to allow single detached dwellings, secondary suites, and laneway or carriage houses in residential neighbourhoods.

Permitted Uses

310 .2 The following principal and accessory uses are permitted in the RS-1 zoning district. For uses accompanied by a checkmark, there are either Use Specific Regulations in the Conditions of Use within this zoning district or within the General Regulations or Special Conditions Sections of this Bylaw.

BYLAW 7937, 2017

Permitted Principal Uses	Use Specific Regulations
Accommodation for youth in foster care and transitioning from foster care;	✓
Single detached dwellings;	
Public utilities;	
Women's transition houses;	

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted *principal uses*;	
Detached accessory dwelling units;	
Home based business;	✓
Secondary suites;	
Keeping of not more than two lodgers or boarders or four foster children in a dwelling unit or more than eight child care children on a site;	

(BYLAW 8436, 2024)

Definitions

310 .3 Despite definitions elsewhere in the Bylaw, the following shall be defined as noted below for the purposes of this Zoning District:

310 .4 **Detached accessory area** means the numerical value determined by measuring the horizontal cross-sectional area of detached accessory buildings and structures on a site including:

(a) the floor area of all enclosed accessory buildings and structures including but not limited to garages, *detached accessory dwelling units* and sheds; and

(b) the site coverage of all unenclosed accessory buildings and structures including but not limited to carports, gazebos and swimming pools, and calculating the total of all such areas.

310 .5 **Attached accessory area** means the numerical value determined by measuring the horizontal cross-sectional area of all attached accessory buildings and structures on a site including but not limited to carports, gazebos, porches, decks and covered patios and calculating the total of all such areas. **(BYLAW 8436, 2024)**

310 .6 **Floor area** means the numerical value determined by measuring the horizontal cross-sectional area of all buildings on a site to the outside of the outer walls at each storey and calculating the total of all such areas, excluding:

(a) the net floor area within the principal building to be used exclusively for up to two parking spaces, to a maximum of 41.81 square metres (450 square feet), for buildings approved for construction before June 1, 2019 only, and; **(BYLAW 8067, 2019)**

(b) any area having a floor to ceiling height of 1.22 metres (4 feet) or less.

310 .7 **Floor space ratio** means the numerical value determined by dividing the floor area on a site by the site area.

Density - Units

310 .8 One principal dwelling unit is permitted per site.

310 .9 One additional accessory dwelling unit is permitted in the form of a secondary suite if all "Requirements for Secondary Suites" as set out in Section 190.29 of this Bylaw are complied with in all respects. Only with the provision of the required amenities will an increase in density be allowed. **(BYLAW 8436, 2024)**

310 .10 In addition to the principal dwelling unit and a secondary suite, one *detached accessory dwelling unit* is permitted.

Density – Principal Building Area

310 .11 The floor space ratio for the principal building shall not exceed 0.5.

310 .11 .1 The maximum floor space ratio on a parcel may be increased by:

(a) 0.01 if the building meets Step 3 of the Energy Step Code;
(b) 0.03 if the building meets Step 4 of the Energy Step Code; or
(c) 0.05 if the building meets Step 5 of the Energy Step Code, or is a Passive House.

(BYLAW 7953, 2018)

Site Area and Frontage

310 .12 A site shall be not less than 557.40 square metres (6,000 square feet) in area and shall have a frontage of not less than ten percent (10%) of its perimeter.

Principal Building Envelope

310 .13 All *principal buildings* and *structures* shall be sized and sited according to the following:

(BYLAW 7953, 2018)

Regulation	Requirement
Minimum Front Yard	5.79 metres (19 feet), twenty percent (20%) of the depth of the site, or the average depth of the front setback of existing principal buildings on sites on either side of the site, whichever is less.
Minimum *Rear Setback*	7.62 metres (25 feet) or twenty percent (20%) of the depth of the site, whichever is less.
Minimum *Side Setback*	For *lots* with a frontage of more than 12.19 metres (40 feet), ten percent (10%) of the width of the *lot* on each side of the *building*, or 1.52 metres (5 ft.), whichever is less.
	For *lots* with a frontage of 12.19 metres (40 ft.) or less, not less than 1.22 metres (4 ft.)
Maximum *Building Height*	7.62 metres (25 feet), or 8.84 metres (29 feet) for a principal building that meets Step 5 of the Energy Step Code, or is a Passive House.
Maximum *Peak Height*	10.67 metres (35 ft.) from height datum.
Maximum Site *Coverage*	Thirty five percent (35%)

Projections

310 .14 Projections are permitted in accordance with the relevant provisions of the 'Projections into Yards' portion of the General Regulations section of this Bylaw, except that projections for *detached accessory dwelling units* shall be permitted in accordance with the Laneway and Carriage House Design Guidelines within the City of New Westminster Official Community Plan.

Attached Accessory Structures

310 .15 The combined area of all attached accessory structures shall not exceed ten percent (10%) of the site area.

Detached Accessory Buildings Size

310 .16 The maximum permitted *detached accessory area* is 10% of the site area.

310 .17 The following are permitted in addition to the maximum *detached accessory area* otherwise permitted, provided they are attached to a *detached accessory dwelling unit*: **(BYLAW 8067, 2019)**

(a) up to 21 square metres (226 square feet) for a carport, and

(b) up to 3.0 square metres (32 square feet) for a front entry landing, and

(c) up to 7.0 square metres (75.3 square feet) for an uncovered, upper-level deck, and

(d) up to 3.0 square metres (32 square feet) for externally accessed bicycle parking, with a floor to ceiling height of 1.83 metres (6 feet) or less.

310 .18 The maximum permitted *detached accessory area* may be increased by up to 5% of the site area provided that there is a corresponding decrease in floor area of the principal building and the additional floor area is within a detached accessory dwelling unit.

Detached Accessory Dwelling Unit Regulations

310 .19 An accessory building which includes a *detached accessory dwelling unit*:

(a) shall not exceed a *detached accessory area* of 89 square metres (958 square feet) in area plus any increases in area permitted in section 310.19.1; **(BYLAW 8172, 2020; 8287, 2021; 8436, 2024; 8495, 2025)**

(b) shall not exceed a height of 7 metres (22.97 feet) as measured from the base height plane, as established by the Laneway and Carriage House Design Guidelines within the City of New Westminster Official Community Plan, to the highest point of the building;

(c) shall not have any portions of the structure used for parking a vehicle located closer to a lane than 22 feet (6.71 metres), less the width of such lane;

(d) shall not be located, nor have access taken from a point closer than 4.57 metres (15 feet) from the corner of the site at an intersection of two streets, the intersection of two lanes, or the intersection of a street and lane; and **(BYLAW 8067, 2019; 8172, 2020)**

(e) shall not include more than 21 square metres (226 square feet) for an enclosed garage within the detached accessory dwelling unit, except for an accessible dwelling unit, provided in accordance with the Laneway and Carriage House Design Guidelines within the City of New Westminster Official Community Plan, where not more than 27.9 square metres (300 square feet) for an enclosed garage shall be permitted. This area should be measured from the interior of the garage walls. **(BYLAW 8067, 2019; 8287, 2021)**

310 .19 .1 The maximum *detached accessory area* may be increased by: **(BYLAW 8436, 2024)**

(a) 0.01 if the detached accessory building meets Step 3 of the Energy Step Code;

(b) 0.03 if the detached accessory building meets Step 4 of the Energy Step Code; or

(c) 0.05 if the detached accessory building meets Step 5 of the Energy Step Code, or is a Passive House.

310 .20 A *detached accessory dwelling unit* is not permitted where full or partial dedication is needed from a site for a lane for the purposes of providing alternate vehicular access from a city collector, arterial or major road network as identified in the New Westminster Master Transportation Plan unless:

(a) a dedication of land or a Statutory Right-of-Way to the City for the purpose of providing a public access lane of a width not less than 6.0 metres (19.69 feet) is provided; and **(BYLAW 8067, 2019)**

(b) an on-site vehicle turnaround is provided in accordance with the Laneway and Carriage House Design Guidelines within the City of New Westminster Official Community Plan, so that no reversing of vehicles onto the city collector, arterial or major road is required to access the road.

For clarity, these requirements shall include lots with frontage on a city collector, arterial or major road network, as well as lots which abut the lane, or would abut a future lane, providing alternate access from the city collector, arterial or major road network after dedication or right-of-ways have been provided.

Detached Accessory Building without Detached Accessory Dwelling Unit Regulations

310 .21 Detached accessory buildings that do not contain a *detached accessory dwelling unit*:

(a) shall not exceed one *storey*, nor the following maximum *building heights*, as measured from the finished floor of the detached accessory building; **(BYLAW 8495, 2025)**

(i) in the case of a peaked roof, no portion of the roof shall exceed a height of 4.57 metres (15 feet), or

(ii) in the case of a roof having a pitch of 4:12 or less, no portion of the roof shall exceed a height of 3.6 metres (12 feet);

(b) shall not be located in the required front yard;

(c) shall not be located less than twice the width of the minimum required side setback from the window of a habitable room on an adjoining site unless such window is entirely above the roof line of the accessory building;

(d) if the detached structure is a garage or carport, it shall not be located closer to a lane than 6.71 metres (22 feet), less the width of such lane;

(e) if the detached structure is a swimming pool or swimming pool enclosure, shall not be less than 1.52 metres (5 feet) from side and rear site lines;

(f) shall not be less than 4.57 metres (15 feet) from the corner of the site at an intersection of a street and lane;

(g) shall not be less than 1.52 metres (5 feet) from any rear or side site line bounded by a street;

(h) shall not have dormers; and

(i) shall contain no plumbing fixtures other than one toilet and one sink.

Off-Street Parking and Loading Requirements

310 .22 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **BYLAW 8184, 2020**

310 .23 Despite provisions elsewhere in this bylaw, on sites with a *detached accessory dwelling unit*:

(a) parking spaces may be provided adjacent to windows used for residential purposes; and

(b) parking spaces may be laid out such that a vehicle is required to reverse for more than 10.06 metres (33 feet) to access a highway, unless an on-site vehicle turnaround is required by this district.

310 .24 Bicycle Parking is not required to be provided.

311 Single Detached Residential Districts (RS-2)

BYLAW 7936, 2017

311 .1 The intent of this district is to allow single detached dwellings and secondary suites, in residential neighbourhoods.

Single Detached Residential Districts RS-2 Regulations

311 .2 Development of sites zoned RS-2 shall comply with the regulations and requirements of the Single Detached Residential Dwelling District (RS-1), except:

(a) *Detached accessory dwelling units* shall not be a permitted use.

312. Residential Commercial Dwelling Districts (RS-3)

312.1 **The intent of this district is to allow for neighbourhood commercial and associated residential uses in the Brow of the Hill neighbourhood.**

Permitted Uses

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

312.3 *Single detached dwellings*

312.4 *Grocery stores provided that:*

a) the grocery store is located only at grade level;

b) the grocery store is located between the residential unit and the exterior side property line;

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

312.6 *If detached accessory buildings,*

a) shall not be used as part of the grocery store use;

b) shall not exceed one storey and

i) in the case of a peaked roof, no portion of the roof shall exceed 4.57 metres(15 feet), or

ii) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building. **(BYLAW 7437, 2010)**

c) shall not be located in the required front yard;

d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof of such accessory building;

e) if the detached structure is a garage or carport then it shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;

f) shall not be closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;

g) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

h) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

i) shall not cover more than ten percent (10%) of the site area;

j) shall not be dormered; and **(BYLAW 7437, 2010)**

k) shall be limited to one toilet fixture and one sink fixture and no other plumbing fixtures. **(BYLAW 7743, 2015)**

312.7 *If the attached accessory buildings,*

a) shall not be used as part of the grocery store use;

b) where a portion of the principal building is used solely for an accessory greenhouse, parking structure, cover over a swimming pool, or a sundeck and for no other use, it shall be deemed to be an accessory building;

c) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

d) shall not be located in the required front yard;

e) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;

f) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

g) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

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

Height

312.8 The height of the building shall not exceed 25 feet (7.62 metres).

Front Yard

312.9 No front yard is required.

Rear Yard

312.10 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

312.11 For lots with a frontage of 40 feet (12.19 metres) or more a side yard to an interior side lot line shall be provided on each side of the building of not less than ten percent (10%) of the width of the site, provided that the maximum width of any side yard need not exceed 5 feet (1.52 metres). For lots with a frontage of 40 feet (12.19 metres) or less a side yard shall be provided each side of the building of not less than 4 feet (1.22 metres).

312.12 No side yard is required to an exterior side lot line.

Site Coverage

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

Floor Space Ratio

312.14 Despite the definition of Floor Space Ratio elsewhere in this Bylaw, for the purpose of this Schedule, floor space ratio means the numerical factor determined by measuring the horizontal cross-sectional area of the principal building to the outside of the outer walls of the building at each storey and determining the total of all such areas, excluding:

a) the net floor area to be used exclusively for up to two parking spaces, to a maximum of 450 square feet (41.81 square metres);

b) any area having a floor to ceiling height of four feet (1.22 metres) or less.

(BYLAW 7537, 2012)

312.15 The total floor space ratio shall not exceed a factor of 0.5.

312.16 The floor space ratio for the grocery store shall not exceed a ratio of 0.15.

Site Area and Site Frontage

312.17 A site shall be not less than 6,000 square feet (557.4 square metres) in area and shall have a frontage of not less than ten percent (10%) of its perimeter, unless Council determines upon a lesser frontage, except in the case of a site registered in the Land Title Office, City of New Westminster prior to the final adoption of this Bylaw.

Off-Street Parking

312.18 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulation section of this Bylaw except that no parking shall be provided for the grocery store. **(BYLAW 8184, 2020)**

313 Single Detached Residential Districts (Queen's Park) (RS-4)

313 .1 The intent of this district is to support the objectives of the Queen's Park Heritage Conservation Area, designated in the Official Community Plan. This district provides additional density for lots developed with Queen's Park Advanced Category Houses, the preservation of which makes a significant contribution to the heritage value of the conservation area. This district allows single detached dwellings, secondary suites, and detached accessory dwellings in the Queen's Park neighbourhood.

Single Detached Residential Districts RS-4 Regulations

313 .2 Development of lots zoned RS-4 shall comply with the regulations and requirements of the Single Detached Residential Dwelling District (RS-1), except that in the case of a lot on which a *Queen's Park Advanced Category House* is located:

(a) the maximum floor space ratio is 0.7; and
(b) notwithstanding section 310.18, the maximum permitted *detached accessory area* may exceed 10%, provided that there is a corresponding decrease in floor area of the principal building, the additional floor area is within a detached accessory dwelling unit, and the floor area of the detached accessory dwelling unit does not exceed 89 square metres (958 square feet) .

314 Single Detached Residential Districts (Small Lots) (RS-5)

BYLAW 7936, 2017

314 .1 The intent of this district is to allow single detached dwellings, secondary suites, and laneway or carriage houses in residential neighbourhoods on small lots.

Single Detached Residential Districts (Small Lots) RS-5 Regulations

314 .2 Development of sites zoned RS-5 shall comply with the regulations and requirements of the Single Detached Residential Dwelling District (RS-1), except:

(a) the minimum site area for a single detached dwelling is 371.60 square meters (4,000 square feet); and

(b) *detached accessory dwelling units* shall only be permitted on lots designated '(RD) Residential Single Detached and Semi-Detached Housing', '(RGO) Residential – Ground Oriented Infill', or '(RLM) Residential – Limited Mid Rise' in the City of New Westminster Official Community Plan.

(BYLAW 8530, 2025)

315. Single Detached Dwelling Districts (Heritage) (RS-6)

315.1 **In accordance with Council Policy #26, the intent of this district is to accommodate the moving of houses on the Heritage Resource Inventory which would otherwise be demolished; and enable the rebuilding or alteration of existing houses on the Heritage Resource Inventory which contribute to the character of a neighbourhood but which do not comply with the current zoning requirements.**

Permitted Uses

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

315.3 *Single detached dwellings*

315.4 *The keeping of not more than two boarders or lodgers, four foster children in a dwelling unit or eight child care children in a single detached dwelling*
(BYLAW 6714, 2002)(BYLAW 6872, 2003)

315.5 *Home based businesses*

315.6 *Public utilities*

315.7 *Women's transition houses*

3.15.7.1 *Accommodation for youth in foster care and transitioning from foster care*
(BYLAW 7937, 2017)

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

315.9 *If detached accessory buildings,*

a) shall not exceed one storey and

i) in the case of a peaked roof, no portion of the roof shall exceed 4.57 metres(15 feet), or

ii) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building.
(BYLAW 7437, 2010)

b) shall not be located in the required front yard;

c) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;

d) if the detached structure is a garage or carport then it shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;

e) shall not be closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;

f) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

g) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

h) shall not cover more than ten percent (10%) of the site area;

i) shall not be dormered; and **(BYLAW 7437, 2010)**

j) shall be limited to one toilet fixture and one sink fixture and no other plumbing fixtures. **(BYLAW 7743, 2015)**

315.10 *If attached accessory buildings,*

a) that are accessory greenhouses, parking structures, swimming pool covers, decks, porches, or balconies shall be deemed to be accessory buildings; **(BYLAW 7294, 2008)**

b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

c) shall not be located in the required front yard;

d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;

e) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

f) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

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

Height

315.11 The height of the building shall not exceed 25 feet (7.62 metres).

315.12 The peak of any roof shall not exceed 35 feet (10.67 metres).

Front Yard

315.13 A front yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres), provided however that where the lots fronting on one side of any street between two intersecting streets are occupied by buildings to the extent of forty percent (40%) or more of the total frontage (not including lots flanking on such streets), a building may be erected or structurally altered so as to project into the required front yard to the average depth of the front yard of existing buildings on either side of it.

Rear Yard

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

Side Yard

315.15 For lots with a frontage of 40 feet (12.19 metres) or more a side yard shall be provided on each side of the building of not less than ten percent (10%) of the width of the site, provided that the maximum width of any side yard need not exceed 5 feet (1.52 metres). For lots with a frontage of 40 feet (12.19 metres) or less a side yard shall be provided on each side of the building of not less than 4 feet (1.22 metres).

Site Coverage

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

Floor Space Ratio

315.17 Despite the definition of Floor Space Ratio elsewhere in this Bylaw, for the purpose of this Schedule, floor space ratio means the numerical factor determined by dividing the horizontal cross-sectional area of the principal building measured to the outside of the outer walls of the building at each floor level by the site area, excluding: **(BYLAW 7537, 2012)**

a) the net floor area to be used exclusively for up to two parking spaces, to a maximum of 450 square feet (41.81 square metres);

b) any area having a floor to ceiling height of four feet (1.22 metres) or less;

c) any habitable space constructed within the projection of the outer walls with a finished floor elevation 6 or more feet (1.83 or more metres) below the height datum. **(BYLAW 8436, 2024)**

315.18 The floor space ratio shall not exceed a factor of 0.6.

Projections

315.19 Projections from the building are allowed in accordance with the relevant provisions of Sections 190.37 to 190.40 of this Bylaw.

Site Area and Site Frontage

315.20 A site shall be not less than 4,000 square feet (371.60 square metres) in area and shall have a frontage of not less than ten percent (10%) of its perimeter, unless Council determines upon a lesser frontage, except in the case of a site registered in the Land Title Office, City of New Westminster, prior to the final adoption of this Bylaw.

Off-Street Parking

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

Secondary Suite Design Amenity

315.22 One additional accessory dwelling unit is permitted in the form of a secondary suite if all “Requirements for Secondary Suites” as set out in Section 190.29 of this Bylaw are complied with in all respects. Only with the provision of the required amenities will an increase in density be allowed. **(BYLAW 8436, 2024)**

.

320 Neighbourhood Single Detached Residential District (NR-1)

BYLAW 7936, 2017

320 .1 The intent of this district is to allow single detached dwellings, secondary suites, and laneway or carriage houses in the West End, Kelvin and Connaught neighbourhoods.

Permitted Uses

320 .2 The following principal and accessory uses are permitted in the NR-1 zoning district. For uses accompanied by a checkmark, there are either Use Specific Regulations in the Conditions of Use within this zoning district or within the General Regulations or Special Conditions Sections of this bylaw.

BYLAW 7937, 2017

Permitted Principal Uses	Use Specific Regulations
Accommodation for youth in foster care and transitioning from foster care;	✓
Single detached dwellings;	
Public utilities;	
Women's transition houses;	

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted *principal uses*;	
Detached accessory dwelling units;	
Home based business;	✓
Secondary suites;	
Keeping of not more than two lodgers or boarders or four foster children in a dwelling unit or more than eight child care children on a site;	

(BYLAW 8436, 2024)

Definitions

320 .3 Despite definitions elsewhere in the Bylaw, the following shall be defined as noted below for the purposes of this Zoning District:

320 .4 **Average basement height above grade** means:

(a) the average of the distances between the main floor level and existing

grade measured at the corners of the principal building; or

(b) the weighted average of such distances measured along the entire perimeter of the principal building.

320 .5 **Basement** means either:

(a) for buildings approved for construction on or after January 1, 1997, the area of a principal building which is:

(i) more than 0.61 metres (2 feet); and

(ii) a maximum of 1.52 metres (5 feet)

from existing grade to the finished floor level above the area; or **(BYLAW 8436, 2024)**

(b) for buildings approved for construction before January 1, 1997, the lowest level of a principal building which has any of its height below grade.

320 .6 **Cellar** means the area of a principal building which is approved for construction on or after January 1, 1997 and which is a maximum of 0.91 metres (3 feet) from existing grade to the finished floor level above the area. **(BYLAW 8436, 2024)**

320 .7 **Detached accessory area** means the numerical value determined by measuring the horizontal cross-sectional area of detached accessory buildings and structures on a site including:

(a) the floor area of all enclosed accessory buildings and structures including but not limited to garages, *detached accessory dwelling units* and sheds; and

(b) the site coverage of all unenclosed accessory buildings and structures including but not limited to carports, gazebos and swimming pools,

and calculating the total of all such areas.

320.7.1 **Attached accessory area** means the numerical value determined by measuring the horizontal cross-sectional area of all attached accessory buildings and structures on a site including but not limited to carports, gazebos, porches, decks and covered patios and calculating the total of all such areas. **(BYLAW 8436, 2024)**

320 .8 **Existing grade** means the undisturbed ground level as indicated on a survey prepared and certified by a British Columbia Land Surveyor provided that localized depressions will not be considered in this determination.

320 .9 **Flat roof** means:

(a) a roof with less than a 4 in 12 pitch;

(b) a roof which does not form a peak; or

(c) a roof system the main roof of which does not form a peak when viewed from any elevation.

320 .10 **Floor area** means the numerical value determined by measuring the horizontal cross-sectional area of all buildings on a site to the outside of the outer walls at each storey and calculating the total of all such areas, excluding:

(a) the cellar; and

(b) any area having a floor to ceiling height of 1.22 metres (4 feet) or less.

320 .11 **Floor space ratio** means the numerical value determined by dividing the floor area on a site by the site area.

320 .12 **Localized depression** means areas for window wells and for entrances for pedestrians which shall not exceed the following:

(a) an area of 1.49 square metres (16 sq. feet) for pedestrian entrances, excluding stairways;

(b) an area of 2.79 square metres (30 sq. feet) for pedestrian entrances to a secondary suite, excluding stairways;

(c) a width of 0.91 metres (3 feet) as measured from the foundation wall to the exposed face of any localized depression; and

(d) a combined total of 25% of the length of the adjacent foundation wall.

320 .12 .1 **Lower Level Floorplate** includes 100% of the area of porches and verandahs attached soley to the front and side walls of the lower level of the principal building and 50% of the area of porches, verandahs, and sundecks that are attached soley to the rear wall. **BYLAW 8172, 2020**

Density – Units

320 .13 One principal dwelling unit is permitted per site.

320 .14 One additional accessory dwelling unit is permitted in the form of a secondary suite if all “Requirements for Secondary Suites” as set out in Section 190.29 of this Bylaw are complied with in all respects. Only with the provision of the required amenities will an increase in density be allowed. **(BYLAW 8436, 2024)**

320 .15 In addition to the principal dwelling unit and a secondary suite, one *detached accessory dwelling unit* is permitted.

Density – Principal Building Area for Buildings Constructed in 1997 or Later

320 .16 Principal buildings approved for construction on or after January 1, 1997 shall not exceed a floor space ratio of 0.5 provided that the floor space ratio of all floors above a basement, cellar or slab level shall not exceed a floor space ratio of 0.4.

320 .16 .1 The maximum floor space ratio of all floors above a basement, cellar or slab level on a parcel may be increased by: **(BYLAW 7953, 2018)**

(a) 0.01 if the building meets Step 3 of the Energy Step Code;
(b) 0.03 if the building meets Step 4 of the Energy Step Code; or
(c) 0.05 if the building meets Step 5 of the Energy Step Code, or is a Passive House

Density – Principal Building Area for Buildings Constructed Prior to 1997

320 .17 Principal buildings approved for construction before January 1, 1997 shall not exceed a floor space ratio of 0.4 above a basement, slab or crawl space level.

320 .18 The total floor space ratio on a site shall not exceed that indicated in the table below:

Average *Basement Height Above Grade*		Maximum Total Floor Space Ratio
From	Less Than	
-	0.61 metres (2 feet)	0.75 Floor Area Ratio
0.61 metres (2 feet)	0.91 metres (3 feet)	0.65 Floor Area Ratio
0.91 metres (3 feet)	1.22 metres (4 feet)	0.60 Floor Area Ratio
1.22 metres (4 feet)	1.83 metres (6 feet)	0.50 Floor Area Ratio

320 .19 For any site with an average basement height above grade of more than 1.83 metres (6 feet) but less than 2.13 metres (7 feet), the total permitted floor space ratio shall not exceed the amount determined by the following calculation:

Maximum FSR = 0.4 + 0.1 (2.13 Metres – Average Basement Height Above Grade in Metres)

320 .20 For any site with an average basement height above grade of more than 2.13 metres (7 feet), the total permitted floor space ratio shall not exceed 0.40.

Neighbourhood Single Detached Residential Districts (NR-1)

Site Area and Frontage

320 .21 A site shall be not less than 557.40 square metres (6,000 square feet) in area and shall have a frontage of not less than ten percent (10%) of its perimeter.

Principal Building Envelope

320 .22 All *principal buildings* and *structures* shall be sized and sited according to the following: **(BYLAW 7953, 2018; 7924, 2018)**

Regulation	Requirement
Minimum Front Yard	5.79 metres (19 feet), twenty percent (20%) of the depth of the site, or the average depth of the front setback of existing principal buildings on sites on either side of the site, whichever is less.
Minimum *Rear Setback*	7.62 metres (25 feet) or twenty percent (20%) of the depth of the site, whichever is less.
Minimum *Side Setback*	1.22 metres (4 ft.)
Minimum Combined Side Setbacks	Twenty five percent (25%) of the frontage of the site.
Maximum *Building Height*	7.62 metres (25 feet), or 8.84 metres (29 feet) for a principal building that meets Step 5 of the Energy Step Code, or is a Passive House. 6.09 metres (20 feet) for Flat or Mansard Roofs.
Maximum *Peak Height*	10.67 metres (35 ft.) from height datum.
Maximum Site *Coverage*	A principal building shall not cover more than thirty five percent (35%) of the *site* area.
Maximum Upper Level Floor Plate	If the *building* has two habitable levels above grade, then the upper habitable level floor area is limited to eighty percent (80%) of the lower level or floorplate.

(BYLAW 8172, 2020)

320 .23 No portion of a basement, cellar or crawl space shall extend beyond the perimeter of the floor above it.

Projections

320 .24 Projections are permitted in accordance with the relevant provisions of the 'Projections into Yards' portion of the General Regulations section of this Bylaw, except that projections for *detached accessory dwelling units* shall be permitted in accordance with the Laneway and Carriage House Design Guidelines within the City of New Westminster Official Community Plan.

Attached Accessory Structures

320 .25 The combined area of all attached accessory structures shall not exceed ten percent (10%) of the site area.

Detached Accessory Buildings Size

320 .26 The maximum permitted *detached accessory area* is ten percent (10%) of the site area.

320 .27 The following are permitted in addition to the maximum *detached accessory area* otherwise permitted, provided they are attached to a *detached accessory dwelling unit*: **(BYLAW 8067, 2019; 8172, 2020)**

(a) up to 21 square metres (226 square feet) for a carport, and
(b) up to 3.0 square metres (32 square feet) for a front entry landing, and
(c) up to 7.0 square metres (75.3 square feet) for an uncovered, upper-level deck, and
(d) up to 3.0 square metres (32 square feet) for externally accessed bicycle parking, with a floor to ceiling height of 1.83 metres (6 feet) or less.

320 .28 The maximum permitted *detached accessory area* may be increased by up to 5% of the site area provided that there is a corresponding decrease in floor area of the principal building above any basement, cellar or slab level and the additional floor area is within a detached accessory dwelling unit.

Detached Accessory Dwelling Unit Regulations

320 .29 An accessory building which includes a *detached accessory dwelling unit*: **(BYLAW 8172, 2020; 8436, 2024; 8495, 2025)**

(a) shall not exceed a *detached accessory area* of 89 square metres (958 square feet) in area plus any increases in area permitted in section 320.29.1;

(b) shall not exceed a height of 7 metres (22.97 feet) as measured from the base height plane, as established by the Laneway and Carriage House Design Guidelines within the City of New Westminster Official Community Plan, to the highest point of the building;

(c) shall not have any portions of the structure used for parking a vehicle located closer to a lane than 22 feet (6.71 metres), less the width of such lane; **(BYLAW 8067, 2019; 8172, 2020)**

(d) shall not be located, nor have access taken from a point closer than 4.57 metres (15 feet) from the corner of the site at an intersection of two streets, the intersection of two lanes or at an intersection of a street and lane; and

(e) shall not include more than 21 square metres (226 square feet) for an enclosed garage within the detached accessory dwelling unit, except for an accessible dwelling unit, provided in accordance with the Laneway and Carriage House Design Guidelines within the City of New Westminster Official Community Plan, where not more than 27.9 square metres (300 square feet) for an enclosed garage shall be permitted. This area should be measured from the interior of the garage walls. **(BYLAW 8067, 2019; 8287, 2021)**

320 .29 .1 The *maximum detached accessory area* may be increased by: **(BYLAW 8436, 2024)**

(a) 0.01 if the building meets Step 3 of the Energy Step Code;
(b) 0.03 if the building meets Step 4 of the Energy Step Code;
(c) 0.05 if the building meets Step 5 of the Energy Step Code, or is a Passive House.

320 .30 A *detached accessory dwelling unit* is not permitted where full or partial dedication is needed from a site for a lane for the purposes of providing alternate vehicular access from a city collector, arterial or major road network as identified in the New Westminster Master Transportation Plan unless:

(a) a dedication of land or a Statutory Right-of-Way to the City for the purpose of providing a public access lane of a width not less than 6.0 metres (19.69 feet) is provided; and **(BYLAW 8067, 2019; 8172, 2020)**

(b) an on-site vehicle turnaround is provided in accordance with the Laneway and Carriage House Design Guidelines within the City of New Westminster Official Community Plan, so that no reversing of vehicles onto the city collector, arterial or major road is required to access the road.

For clarity, these requirements shall include lots with frontage on a city collector, arterial or major road network, as well as lots which abut the lane, or would abut a future lane, providing alternate access from the city collector, arterial or major road network after dedication or right-of-ways have been provided.

Detached Accessory Building without Detached Accessory Dwelling Unit Regulations

320 .31 Detached accessory buildings that do not contain a *detached accessory dwelling unit*:

(BYLAW 8495, 2025)

(a) shall not exceed one *storey*, nor the following maximum *building heights*, as measured from the finished floor of the detached accessory building;

(i) in the case of a peaked roof, no portion of the roof shall exceed a height of 4.57 metres (15 feet), or

(ii) in the case of a roof having a pitch of 4:12 or less, no portion of the roof shall exceed a height of 3.6 metres (12 feet);

(b) shall not be located in the required front yard;

(c) shall not be located less than twice the width of the minimum side setback from the window of a habitable room on an adjoining site unless such window is entirely above the roof line of the accessory building;

(d) if the detached structure is a garage or carport, it shall not be located closer to a lane than 6.71 metres (22 feet), less the width of such lane;

(e) if the detached structure is a swimming pool or swimming pool enclosure, shall not be less than 1.52 metres (5 feet) from side and rear site lines;

(f) shall not be less than 4.57 metres (15 feet) from the corner of the site at an intersection of a street and lane;

(g) shall not be less than 1.52 metres (5 feet) from any rear or side site line bounded by a street;

(h) shall not have dormers; and

(i) shall contain no plumbing fixtures other than one toilet and one sink.

Off-Street Parking and Loading Requirements

320 .32 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **BYLAW 8184, 2020**

320 .33 Despite provisions elsewhere in this bylaw, on sites with a *detached accessory dwelling unit*:

(a) parking spaces may be provided adjacent to windows used for residential purposes; and

(b) parking spaces may be laid out such that a vehicle is required to reverse for more than 10.06 metres (33 feet) to access a highway, unless an on-site vehicle turnaround is required by this district.

320 .34 Bicycle Parking is not required to be provided; **(BYLAW 8067, 2019)**

321 Neighbourhood Single Detached Residential Districts (NR-2)

BYLAW 7936, 2017

321 .1 The intent of this district is to allow single detached dwellings and secondary suites in the West End, Kelvin and Connaught neighbourhoods.

Single Detached Residential Districts NR-2 Regulations

321 .2 Development of sites zoned NR-2 shall comply with the regulations and requirements of the Neighbourhood Single Detached Residential Dwelling District (NR-1), except:

(a) *Detached accessory dwelling units* shall not be a permitted use.

324 Neighbourhood Single Detached Residential District (Small Lots) (NR-5)

BYLAW 7936, 2017

324 .1 The intent of this district is to allow single detached dwellings and, secondary suites and laneway or carriage houses in the West End, Kelvin and Connaught neighbourhoods on small lots.

Single Detached Residential Districts (Small Lots) NR-5 Regulations

324 .2 Development of sites zoned NR-5 shall comply with the regulations and requirements of the Neighbourhood Single Detached Residential Dwelling District (NR-1), except:

(a) the minimum site area for a single detached dwelling is 371.60 square meters (4,000 square feet); and

(b) *detached accessory dwelling units* shall only be permitted on lots designated '(RD) Residential Single Detached and Semi-Detached Housing', '(RGO) Residential – Ground Oriented Infill', or '(RLM) Residential – Limited Mid Rise' in the City of New Westminster Official Community Plan.

(BYLAW 8530, 2025)

Intent: The intent of this district is to allow single detached dwellings in the Queensborough neighbourhood. Regulations address floodplain concerns. Secondary suites are allowed if the City's "Requirements for Secondary Suites" are met.

Key Information:

Site Coverage: 35% of lot area
Floor Space Ratio: 50% of lot area
Height: maximum 21 feet to midpoint of roof

Note: Properties within this zone are located within the Fraser River floodplain. Flooding and subsidence convenants will apply.

NEW WESTMINSTER

RQ-1

QUEENSBOROUGH NEIGHBOURHOOD RESIDENTIAL DWELLING DISTRICTS

1. SITE COVERAGE

Principal building not to cover more than 35% of lot area. For buildings with two habitable levels, the area of the second level is limited to 80% of the ground level.

2. FLOOR SPACE RATIO (FSR)

FSR means the ratio between the total square footage of the house (floor space) to the lot size.

Example: 3,000 square foot house = 50% FSR
6,000 square foot lot size

3. YARDS

Front Yard: 20% of the depth of the site to a maximum of 25 feet or the average setback of the two adjacent houses on either side.

Rear Yard: not less than 20% of the site depth but need not exceed 25 feet.

Side Yard: shall not total less than 25% of the lot frontage, with any side yard not less than 4 feet.

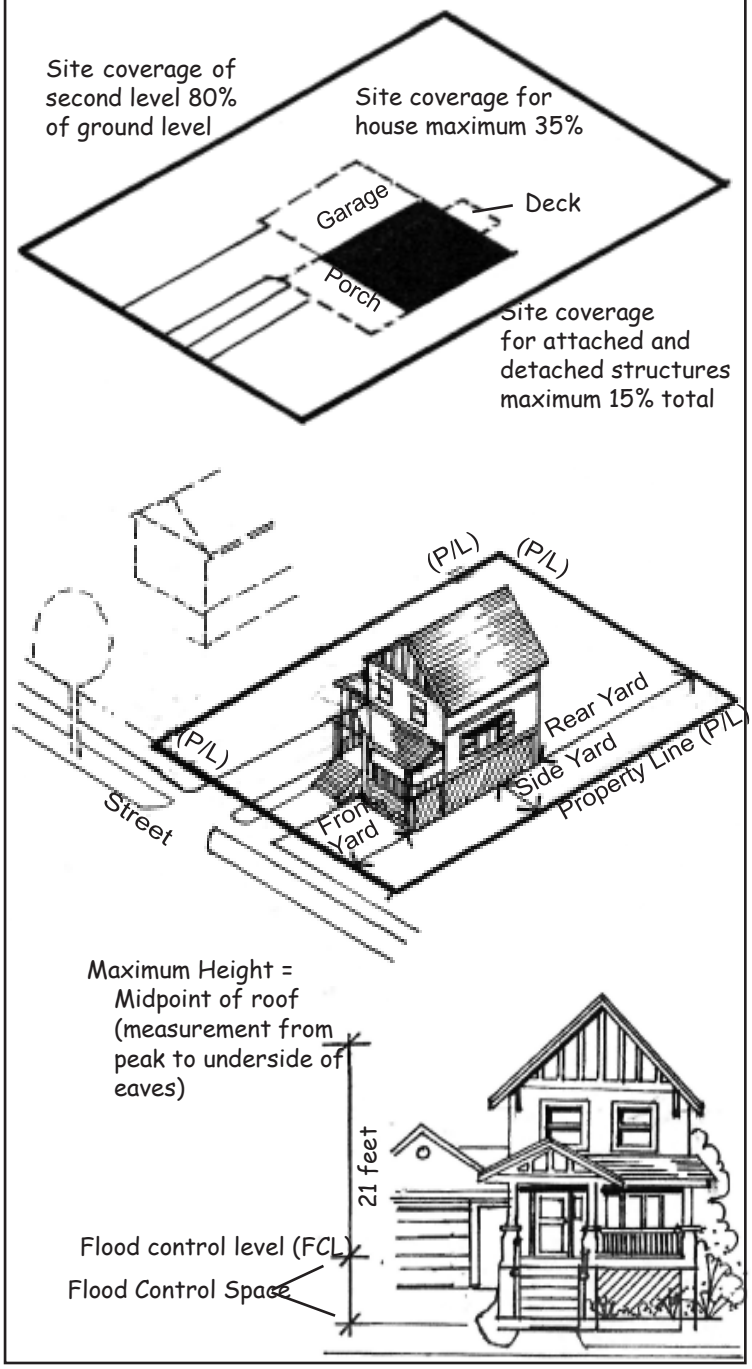
Example for 50 foot lot:
50 feet x .25 = 12.5 feet total side yards

4. HEIGHT

Building height: midpoint of peaked roof not to exceed 21 feet from flood control level (FCL).

Flat roof: maximum 18 feet above FCL.

Flood Control Space: this space is not habitable space. It has a maximum height of 5 feet. The purpose of the space is to elevate the habitable levels of the house above the floodplain elevation of 11.5 feet above sea level.



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 sundecks, porches, garages, carports, hot tubs, swimming pools, greenhouses, etc.

accessory buildings.

NEW WESTMINSTER

RQ-1

1. DETACHED GARAGE OR CARPORT

Not permitted in the required front yard.

Setbacks

From a lane: 22 feet minus the width of the lane, to a maximum of 10 feet.

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

From a rear or side property line bounded by a street: 5 feet.

From the window of a residential room of an adjacent property: twice the width of the required side yard.

Height

Maximum one storey and either 12 feet for a flat roof (pitch of 4:12 or less) or 15 feet for a peaked roof, measured from finished floor to the peak of the building.

2. ATTACHED GARAGE WITH STREET ACCESS

Minimum front setback: The setback of the front wall of the house plus 2 feet where garage door is 10 feet wide or less, or, plus 5 feet where garage door or doors total greater than 10 feet in width.

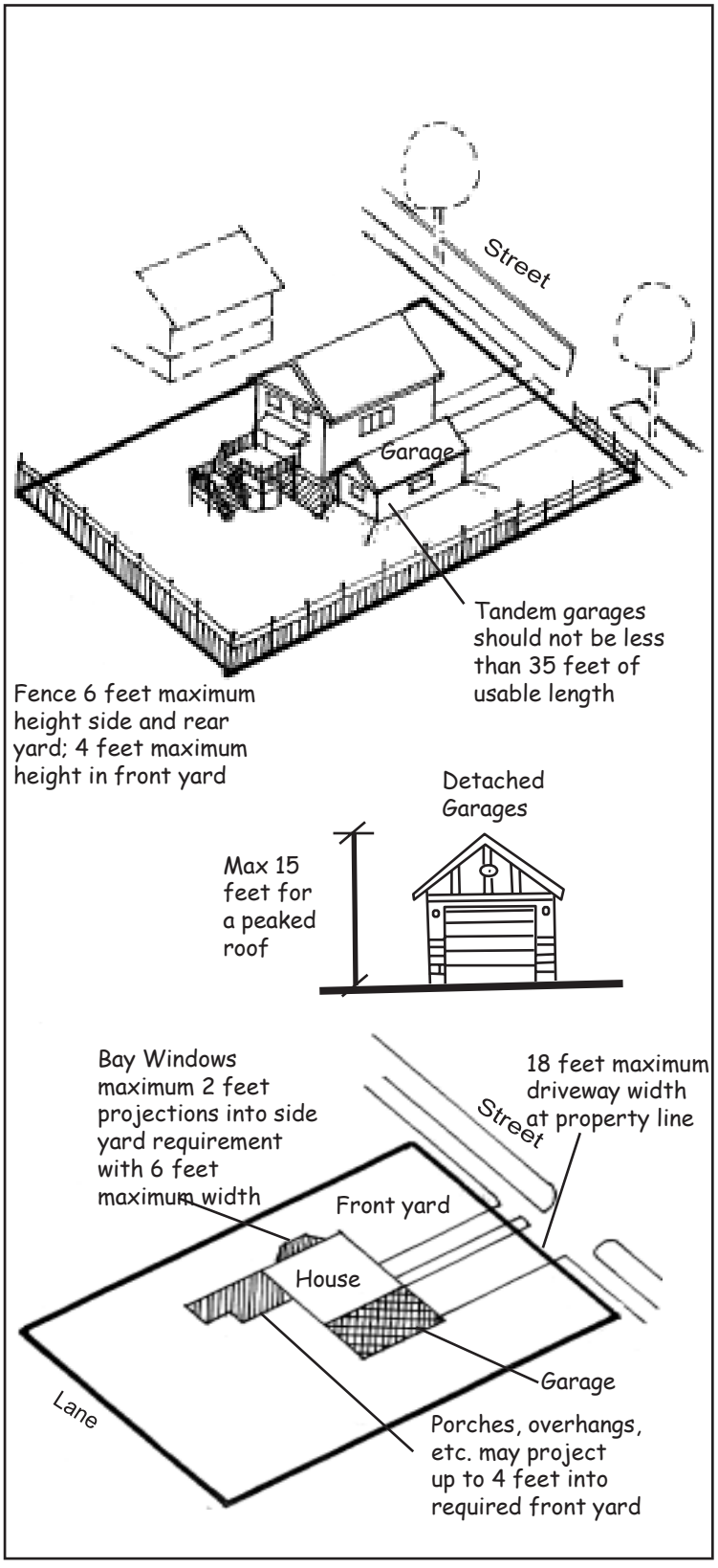
3. SUNDECKS, PORCHES, BALCONIES

Allowable Projections

Into required front and rear yards: 4 feet.

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

Covered deck or porches: If attached to the rear or side walls of the house, shall not exceed 250 square feet. Not permitted above the first storey, excluding the crawl space.



City of New Westminster
Phone: (604) 527-4532 Fax: (604) 527-4511
Web: www.city.new-westminster.bc.ca/cityhall/planning/index.htm

330 Queensborough Neighbourhood Residential Dwelling Districts

detached dwellings reflecting neighbourhood standards in the Queenborough neighbourhood. Regulations have been made to address flood plain concerns.

RQ-1

Permitted Uses

330.2 The following uses and no others shall be permited in the (RQ-1) district:

330.3 Single detached dwellings

330.4 The keeping of not more than two boarders or lodgers nor more that four foster children in a dwelling unit nor more than eight child care children in a single detached dwelling
(BYLAW 6714, 2002) (BYLAW 6872, 2003)

330.5 *Home based businesses*

330.6 *Public utilities*

330.7 *Women's transition houses*

330.7.1 *Accommodation for youth in foster care and transitioning from foster care;*
(BYLAW 7937,2017)

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

330.9 *If detached accessory buildings,*

a) shall not exceed one storey and

(i) in the case of a peaked roof no portion of the roof shall exceed 4.57 metres (15 feet), or

(ii) in the case of a roof having a pitch of 4:12 or less , no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished flor of the detached accessory building
(BYLAW 7437, 2010)

b) shall not be located in the required front yard;

c) shall not be located closer than twice the width of the minimum required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;

d) If the detached structure is a garage or carport then it shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;

e) If the detached structure is a garage or carport and lane access is required then the garage or carport shall be sited within 10 feet (3.05 metres) of such lane;

f) shall not be closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;

g) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

h) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

i) shall in total with the attached accessory uses not cover more than fifteen percent (15%) of the site area;

j) shall not be dormered; and **(BYLAW 7437, 2010)**

k) shall be limited to one toilet fixture and one sink fixture and no other plumbing fixtures. **(BYLAW 7743, 2015)**

330.10 *If attached accessory buildings,*

a) that are accessory greenhouses, parking structures, swimming pool covers, decks, porches, or balconies shall be deemed to be accessory buildings; **(BYLAW 7294, 2008)**

b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

c) shall not be located in the required front yard;

d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;

e) If the attached accessory use is a garage, then it shall be located not closer than the front yard setback of the principal building plus 2 feet (.61 metres) where the garage door is 10 feet (3.05 metres) or less wide, or, the front yard setback of the principal building plus 5 feet (1.52 metres) where the garage door or doors total greater than 10 feet (3.05 metres) in width;

f) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

g) shall in total with the detached accessory uses not cover more than fifteen percent (15%) of the site area;

h) Covered decks or porches attached to the rear or side walls of the house shall not exceed 250 square feet (23.23 square metres);

i) Covered decks or porches shall not be permitted above 3.89 metres (12.75 feet). **(BYLAW 7623, 2013)**.

330 Queensborough Neighbourhood Residential Dwelling Districts

RQ-1

Height

330.11 The height of a peaked roof building shall not exceed 21 feet (6.40 metres) except that where a building is proposed which has two habitable levels which have a floor to ceiling height of 9 feet (2.74 metres) or greater, then a building height of 21.5 feet (6.55 metres) is permitted.

330.12 The height of a flat or mansard roof building shall not exceed 18 feet (5.49 metres).

330.13 For the purposes of this section a flat roof means:

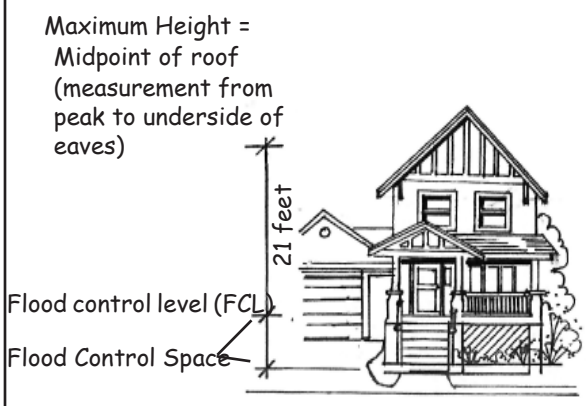
a) a roof with less than a 4 in 12 pitch;

b) a roof which does not form a peak at its proposed pitch; or

c) a roof system where the main roof does not form a peak when viewed from any elevation.

330.13.1 The height of a building that meets Step 5 of the Energy Step Code, or is a Passive House, may be increased by 1.22 meters (4 feet) above the height specified in subsections 330.11 or 330.12

(BYLAW 7953, 2018)

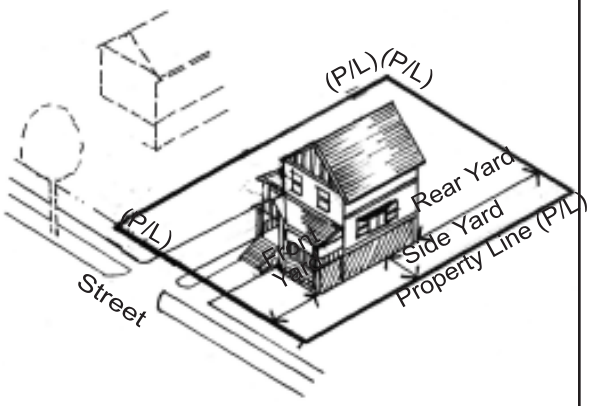


Front Yard

330.14 A front yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres), provided however, that where the lots fronting on one side of any street between two intersecting streets are occupied by buildings to the extent of forty percent (40%) or more of the total frontage (not including lots flanking on such streets), a building may be erected or structurally altered so as to project into the required front yard to the average depth of the front yards of existing buildings on either side of it.

Rear Yard

330.15 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).



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

Side Yard

330.16 The total required side yards shall not be less than twenty-five percent (25%) of the frontage of the lot, provided that a side yard shall be provided on each side of the building of not less than 4 feet (1.22 metres).

Site Coverage

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

330.18 If the building has two habitable levels, then the upper habitable level is limited to eighty percent (80%) of the lower level or floorplate.

330.19 For the purpose of this Schedule, a floorplate means the floor area of the lowest habitable level of the house, plus the area of all attached accessory uses attached to the front and side walls of the house.

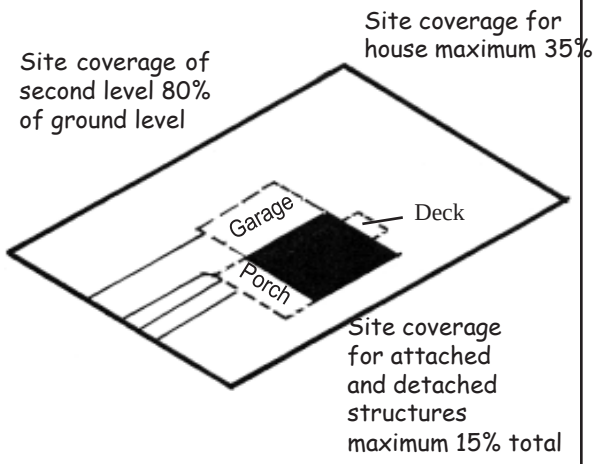
Floor Space Ratio

330.20 Despite the definition of Floor Space Ratio elsewhere in this Bylaw, for the purpose of this Schedule, floor space ratio means, the numerical factor determined by measuring the horizontal cross sectional area of the principal building measured to the outside of the outer walls of the building at each habitable level, including the area of an attached garage, and determining the total of all such areas, excepting:

(BYLAW 7537, 2012)

a) the area required for one parking space, to a maximum of 225 square feet (20.90 square metres); **(BYLAW 8287, 2021)**

b) the area required for a second parking space, where the space is located tandem to the first parking space, to a maximum of 225 square feet (20.90 square metres);



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

c) the area equal to that of any porch, attached to the front wall of the house, which has a minimum of 100 square feet (9.29 square metres), to a maximum exemption of 250 square feet (23.23 square metres);

d) any area having a floor to ceiling height of four feet (1.22 metres) or less;

e) in the case where the property has a Flooding Covenant or Flooding and Subsidence Covenant registered on the property title, any area below a geodetic elevation of 11.53 feet (3.53 metres) having a height of 5.0 feet (1.76 metres) or less;

and dividing this by the site area.

330.21 The maximum floor space on a parcel shall be calculated in accordance with the following table, except that the maximum floor space may be increased by a floor space ratio of:

(d) 0.01 if the building meets Step 3 of the Energy Step Code;

(e) 0.03 if the building meets Step 4 of the Energy Step Code; or

(f) 0.05 if the building meets Step 5 of the Energy Step Code, or is a Passive House.

(BYLAW 7953, 2018)"

Lot Size - Greater than or equal to (square feet)	Lot Size - Less Than (square feet)	Maximum Allowed Floor Space (square feet)
0	4000	The total floor space ration shall not exceed a factor of 0.5
4000	4100	2400
4100	4200	2435
4200	4300	2470
4300	4400	2505
4400	4500	2540
4500	4600	2575

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

Lot Size - Greater than or equal to (square feet)	Lot Size - Less Than (square feet)	Maximum Allowed Floor Space (square feet)
4600	4700	2610
4700	4800	2645
4800	4900	2680
4900	5000	2715
5000	5100	2750
5100	5200	2775
5200	5300	2800
5300	5400	2825
5400	5500	2850
5500	5600	2875
5600	5700	2900
5700	5800	2925
5800	5900	2950
5900	6000	2975
6000	-----	The total floor space ratio shall not exceed a factor of 0.5

Projections

330.22 Projections from the building are allowed in accordance with the relevant provisions of Sections 190.37 to 190.40 of this Bylaw.

Site Area and Site Frontage

330.23 Other than where the provisions of Section 190.36 of this Bylaw apply, a site shall be not less than 4,000 square feet (371.60 square metres) in area and shall have a frontage of not less than ten percent (10%) of its perimeter, unless Council determines upon a lesser frontage, except in the case of a site registered in the New Westminster Land Title Office, prior to the final adoption of this Bylaw.

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

Off-Street Parking

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

Secondary Suite Design Amenity

330.25 One additional accessory dwelling unit is permitted in the form of a secondary suite if all "Requirements for Secondary Suites" as set out in Section 190.29 of this Bylaw are complied with in all respects. Only with the provision of the required amenities will an increase in density be allowed. **(BYLAW 8436, 2024)**

Rental Tenure

330.26 The tenure of housing units on the following parcels of land is limited to residential rental tenure: **(BYLAW 8078, 2019)**

LOT "B" EXCEPT: PART DEDICATED ROAD ON PLAN BCP4181;DISTRICT LOT 757 GROUP 1 PLAN 5254 (200 Fenton Street)

LOT 31 DISTRICT LOT 757 GROUP 1 PLAN 2366 (350 Fenton Street)

LOT 30 DISTRICT LOT 757 GROUP 1 PLAN 2366 (354 Fenton Street)

LOT 29 DISTRICT LOT 757 GROUP 1 PLAN 2366 (358 Fenton Street)

LOT 28 DISTRICT LOT 757 GROUP 1 PLAN 2366 (362 Fenton Street)

LOT 27 DISTRICT LOT 757 GROUP 1 PLAN 2366 (366 Fenton Street)

LOT 26 DISTRICT LOT 757 GROUP 1 PLAN 2366 (370 Fenton Street)

SOUTHERLY HALF LOT 25 DISTRICT LOTS 757 AND 758 GROUP 1 PLAN 2366 (374 Fenton Street)

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

NORTHERLY HALF LOT 25 DISTRICT LOT 757 GROUP 1 HAVING A FRONTAGE OF 33 FEET ON AN UNNAMED STREET BY UNIFORM FULL DEPTH OF SAID LOT AND ADJOINING LOT 24 PLAN 2366 (374 Fenton Street)

LOT 24 DISTRICT LOT 757 GROUP 1 PLAN 2366 (378 Fenton Street)

LOT 23 DISTRICT LOT 757 GROUP 1 PLAN 2366 (378 Fenton Street)

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

331. Queensborough Neighbourhood Residential Dwelling Districts (Small Lots) (RQ-5)

331.1 The intent of this district is to allow single detached dwellings reflecting neighbourhood standards in the Queensborough neighbourhood. Regulations have been made to address floodplain concerns.

Permitted Uses

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

331.3 *Single detached dwellings*

331.4 *The keeping of not more than two borders or lodgers, four foster children in a dwelling unit or eight child care children in a single detached dwelling;*

(BYLAW 6714, 2002; 6872, 2003)

331.5 *Home based businesses*

331.6 *Public utilities*

331.7 *Women's transition houses*

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

331.9 *If detached accessory buildings,*

a) shall not exceed one storey and

i) in the case of a peaked roof, no portion of the roof shall exceed 4.57 metres(15 feet), or

ii) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building.

(BYLAW 7437, 2010)

b) shall not be located in the required front yard;

c) shall not be located closer than twice the width of the minimum required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;

d) If the detached structure is a garage or carport then it shall not be located closer to a lane than 22 feet (5.71 metres), less the width of such lane;

e) If the detached structure is a garage or carport and lane access is required then the garage or carport shall be sited within 10 feet (3.05 metres) of such lane;

f) shall not be closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;

g) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

h) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

i) shall in total with the attached accessory uses not cover more than fifteen percent (15%) of the site area;

j) shall not be dormered; and **(BYLAW 7437, 2010)**

k) shall be limited to one toilet fixture and one sink fixture and no other plumbing fixtures.

(BYLAW 7743, 2015)

331.10 *If attached accessory buildings,*

a) that are accessory greenhouses, parking structures, swimming pool covers, decks, porches, or balconies shall be deemed to be accessory buildings;

(BYLAW 7294, 2009)

b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

c) shall not be located in the required front yard;

d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;

e) If the attached accessory use is a garage, then it shall be located not closer than the front yard setback of the principal building plus 2 feet (.61 metres) where the garage door is 10 feet (3.05 metres) or less wide, or, the front yard setback of the principal building plus 5 feet (1.52 metres) where the garage door or doors total greater than 10 feet (3.05 metres) in width;

f) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

g) shall in total with the detached accessory uses not cover more than fifteen percent (15%) of the site area;

h) Covered decks or porches attached to the rear or side walls of the house shall not exceed 250 square feet (23.23 square metres);

i) Covered decks or porches shall not be permitted above 3.89 metres (12.75 feet).

(BYLAW 7623, 2013)

Height

331.11 The height of a peaked roof building shall not exceed 21 feet (6.40 metres) except that where a building is proposed which has two habitable levels which have a floor to ceiling height of 9.0 feet (2.74 metres) or greater, then a building height of 21.5 feet (6.56 metres) is permitted.

331.12 The height of a flat or mansard roof building shall not exceed 18 feet (5.49 metres).

331.13 For the purposes of this section a flat roof means:

a) a roof with less than a 4 in 12 pitch;

b) a roof which does not form a peak at its proposed pitch; or

c) a roof system where the main roof does not form a peak when viewed from any elevation.

Front Yard

331.14 A front yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres), provided however, that where the lots fronting on one side of any street between two intersecting streets are occupied by buildings to the extent of forty percent (40%) or more of the total frontage (not including lots flanking on such streets), a building may be erected or structurally altered so as to project into the required front yard to the average depth of the front yards of existing buildings on either side of it.

Rear Yard

331.15 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

331.16 The total required side yards shall not be less than twenty-five percent (25%) of the frontage of the lot, provided that a side yard shall be provided on each side of the building of not less than 4 feet (1.22 metres).

Site Coverage

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

331.18 If the building has two habitable levels, then the upper habitable level is limited to eighty percent (80%) of the lower level or floorplate.

331.19 For the purpose of this Schedule, a floorplate means the floor area of the lowest habitable level of the house, plus the area of all attached accessory uses attached to the front and side walls of the house.

Floor Space Ratio

331.20 Despite the definition of Floor Space Ratio elsewhere in this Bylaw, for the purpose of this Schedule, floor space ratio means, the numerical factor determined by measuring the horizontal cross sectional area of the principal building measured to the outside of the outer walls of the building at each habitable level, including the area of an attached garage, and determining the total of all such areas, excepting: **(BYLAW 7537, 2012)**

a) the area required for one parking space, to a maximum of 225 square feet (23.23 square metres);

b) the area required for a second parking space, where the space is located tandem to the first parking space, to a maximum of 225 square feet (23.23 square metres);

c) the area equal to that of any porch, attached to the front wall of the house, which has a minimum of 100 square feet (9.29 square metres), to a maximum exemption of 250 square feet (23.23 square metres);

d) any area having a floor to ceiling height of four feet (1.22 metres) or less;

e) in the case where the property has a Flooding Covenant or Flooding and Subsidence Covenant registered on the property title, any area below a geodetic elevation of 11.53 feet (3.53 metres) having a height of 5.0 feet (1.76 metres) or less;

(BYLAW 6840, 2003)

and dividing this by the site area.

331.21 The total floor space ratio shall not exceed a factor of 0.5.

Projections

331.22 Projections from the building are allowed in accordance with the relevant provisions of Sections 190.37 to 190.40 of this Bylaw.

Site Area and Site Frontage

331.23 Other than where the provisions of Section 190.36 of this Bylaw apply, a site shall be not less than 4,000 square feet (371.6 square metres) in area and shall have a frontage of not less than ten percent (10%) of its perimeter, unless Council determines upon a lesser frontage, except in the case of a site registered in the New Westminster Land Title Office, prior to the final adoption of this Bylaw.

Off-Street Parking

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

Secondary Suite Design Amenity

331.25 One additional accessory dwelling unit is permitted in the form of a secondary suite if all "Requirements for Secondary Suites" as set out in Section 190.29 of this Bylaw are complied with in all respects. Only with the provision of the required amenities will an increase in density be allowed. **(BYLAW 8436, 2024)**

Intent: The intent of this district is to allow two-family (duplex) dwellings. Secondary suites are not permitted.

Key Information:

Site Coverage: 40% of lot area
Floor Space Ratio: 60% of lot area
Height: maximum 25 feet to midpoint of roof.

NEW WESTMINSTER

RT-1

DUPLEX DISTRICTS

1. SITE COVERAGE

Principal building not to cover more than 40% of lot area.

2. FLOOR SPACE RATIO (FSR)

FSR not to exceed 60% of lot area. FSR means the ratio between the total square footage of the house (floor space) to the lot size.

Example: 3,600 square foot house = 60% FSR
6,000 square foot lot size

3. YARDS

Front Yard: 20% of the depth of the site to a maximum of 25 feet or the average setback of the two adjacent houses on either side.

Rear Yard: not less than 20% of the site depth but need not exceed 25 feet.

Side Yards: shall not total less than 25% of the lot frontage, with any side yard not less than 4 feet.

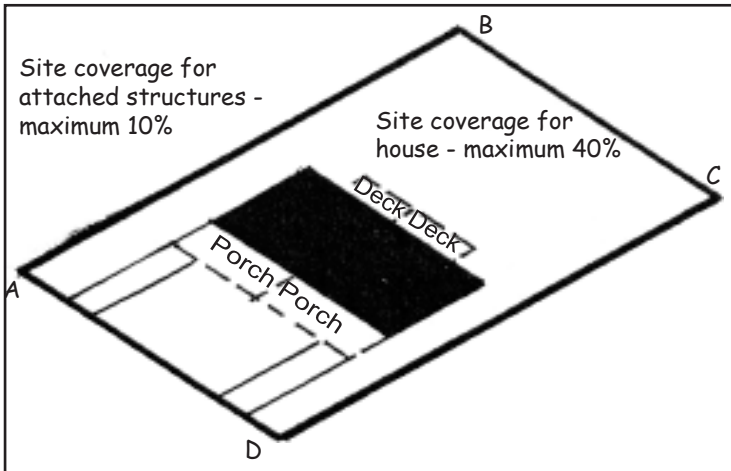
Example for 50 foot lot:
50 feet x .25 = 12 feet total side yards

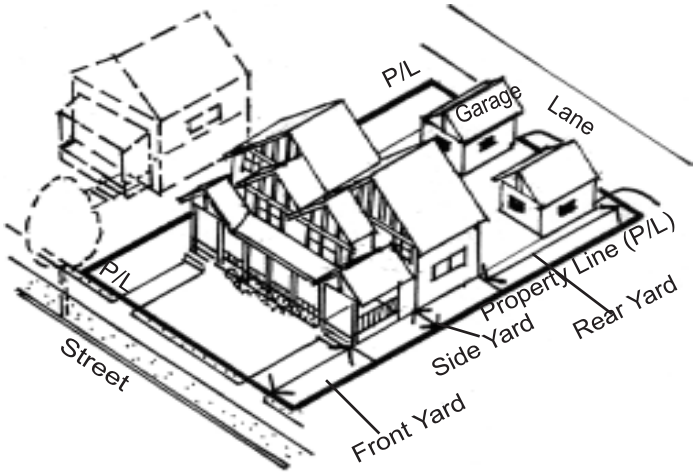
4. HEIGHT

Building height: maximum 25 feet.

Average lot elevation =

$$\frac{\text{Elevation at points A+B+C+D}}{4}$$





Maximum Height =
Midpoint of roof (measured from peak to underside of eaves)



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 sundecks, porches, garages, carports, hot tubs, swimming pools, greenhouses, etc.

lot coverage if detached.

NEW WESTMINSTER

RT-1

1. DETACHED GARAGE OR CARPORT

Not permitted in the required front yard.

Setbacks

From a lane: 22 feet minus the width of the lane, to a maximum of 10 feet.

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

From a rear or side property line bounded by a street: 5 feet.

From the window of a residential room of an adjacent property: twice the width of the required side yard.

Height

Maximum one storey and either 12 feet for a flat roof (pitch of 4:12 or less) or 15 feet for a peaked roof, measured from finished floor to the peak of the building.

2. ATTACHED GARAGE WITH STREET ACCESS

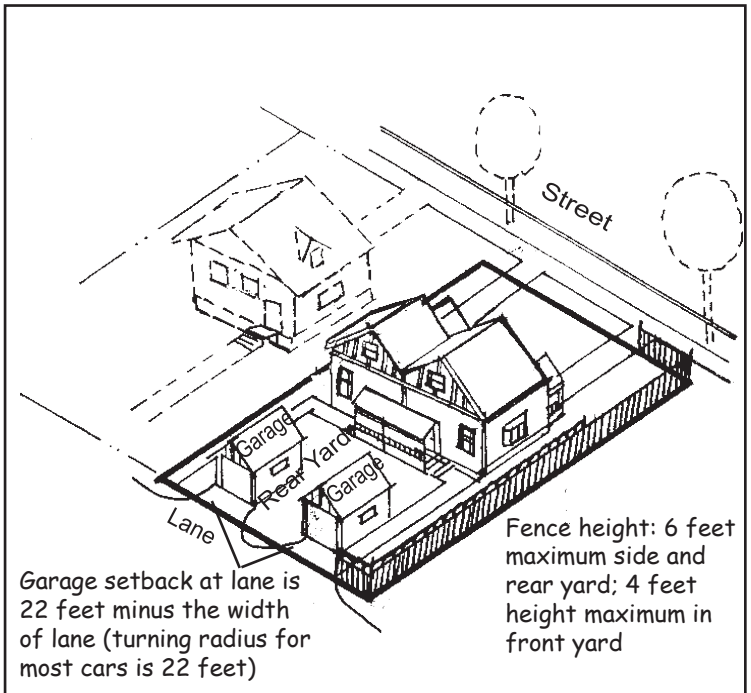
Minimum front setback: not less than 20% of the depth of the site to a maximum of 25 feet or the average setback of the two adjacent houses on both sides.

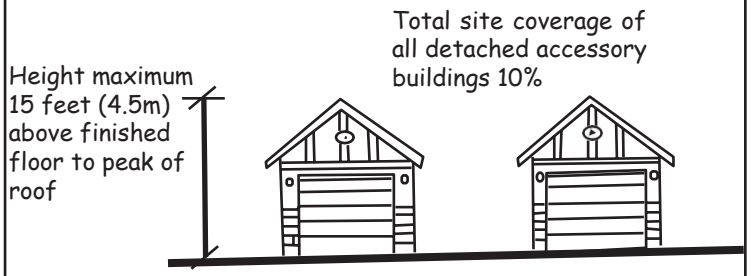
3. SUNDECKS, PORCHES, BALCONIES, BAY WINDOWS

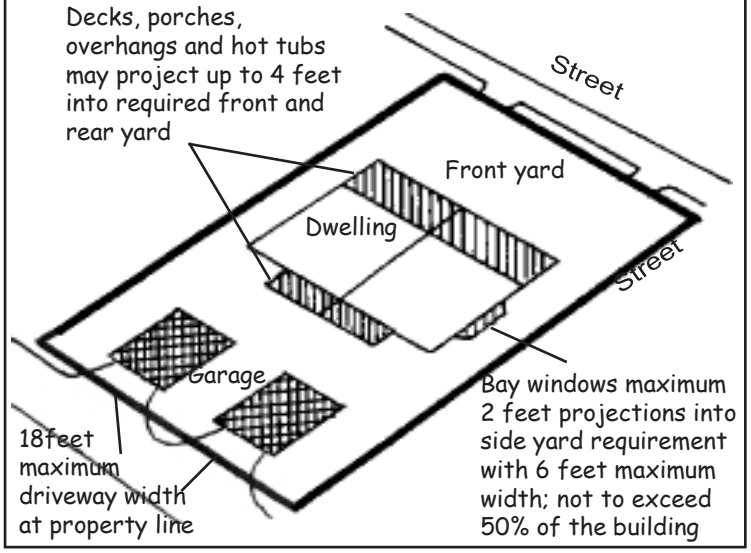
Allowable Projections

Into required front and rear yards: 4 feet.

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







City of New Westminster
Phone: (604) 527-4532 Fax: (604) 527-4511
Web: www.city.new-westminster.bc.ca/cityhall/planning/index.htm

340 Duplex Districts

340.1 *The intent of this district is to allow two-family dwellings.*

NEW WESTMINSTER

RT-1

Permitted Uses

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

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

(BYLAW 7936, 2017; 8530, 2025)

340.4 Duplexes

340.5 The keeping of not more than two boarders or lodgers or more than four foster or eight child care children within a dwelling unit

340.6 Golf courses having a minimum area of 40 acres (16.19 hectares)

340.7 Home based businesses

340.8 Public utilities

340.9 Accessory buildings and uses provided that all accessory buildings and uses:

340.9.1 If detached accessory buildings, **(BYLAW 8436, 2024)**

a) shall not exceed one storey and

(i) in the case of a peaked roof no portion of the roof shall exceed 4.57 metres (15 feet), or

(ii) in the case of a roof having a pitch of 4:12 or less , no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building

(BYLAW 7437, 2010; 8436, 2024)

b) shall not be located in the required front yard;

c) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;

d) shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;

e) shall not be closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;

f) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

g) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

h) shall not cover more than ten percent (10%) of the site area;

i) shall not be dormered; and **(BYLAW 7437, 2010)**

j) shall be limited to one toilet fixture and one sink fixture and no other plumbing fixtures. **(BYLAW 7743. 2015)**

340.9.2 *If attached accessory buildings,* **(BYLAW 8436, 2024)**

a) that are accessory greenhouses, parking structures, decks, porches, or balconies shall be deemed to be accessory buildings;
(BYLAW 7294, 2008; 8436, 2024)

b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

c) shall not be located in the required front yard;

d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;

e) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

f) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

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

Height

340.10 The height of the principal building shall not exceed 25 feet (7.62 metres).

Front Yard

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

Rear Yard

340.12 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

340.13 For lots with a frontage of 40 feet (12.19 metres) or more a side yard shall be provided on each side of the building of not less than ten percent (10%) of the width of the site, provided that the maximum width of any side yard need not exceed 5 feet (1.52 metres). For lots with a frontage of 40 feet (12.19 metres) or less a side yard shall be provided on each side of the building of not less than 4 feet (1.22 metres).

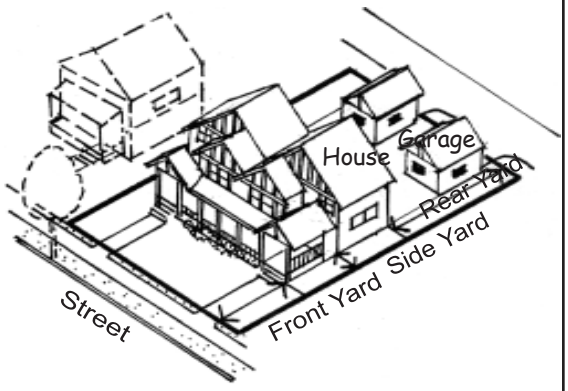
Site Coverage

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

Floor Space Ratio

340.15 Despite the definition of Floor Space Ratio elsewhere in this Bylaw, for the purpose of this Schedule, floor space ratio means the numerical factor determined by measuring the horizontal cross-sectional area of the principal building to the outside of the outer walls of the building at each storey, and determining the total of all such areas, excepting: **(BYLAW 7537, 2012)**





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

a) the net floor area of all spaces therein to be used exclusively for parking to a maximum of two per housing unit, to a maximum of 450 square feet (41.81 square metres) per housing unit;

b) any area having a floor to ceiling height of four feet (1.22 metres) or less.

340.16 The floor space ratio shall not exceed a factor of 0.6.

Site Area and Site Frontage

340.17 The minimum lot size for any lot created after October 25, 1948 shall be not less than 6,000 square feet (557.40 square metres) with a frontage of not less than ten percent (10%) of its perimeter.

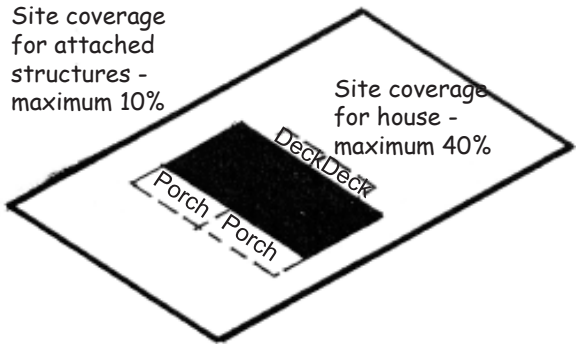
340.18 A duplex shall not be allowed in this zoning district unless the lot size is 6,000 square (557.40 square metres) feet or greater.

340.19 A single detached dwelling may be erected in this zoning district if the lot size is less than 6,000 square feet (557.40 square metres).

Off-Street Parking

340.20 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street 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.

341 Neighbourhood Residential Duplex Dwelling Districts (RT-1A)

(BYLAW 6826, 2004)

DELETED

(BYLAW 8578, 2026)

342 Duplex Residential Districts (RD-1)

(BYLAW 8453, 2024)

DELETED **(BYLAW 8578, 2026)**

360. Sandringham Avenue Comprehensive Development Districts (RS-CD-1) (BYLAW 6841, 2003)

DELETED (BYLAW 8578, 2026)

361. Richmond Street Comprehensive Development Districts (RS-CD-2) **(BYLAW 6877, 2003)**

361.1. The intent of this district is to allow a single detached dwelling at 330 Richmond Street.

Permitted Uses

361.2. The following uses and no others shall be permitted in the (RS-CD-2) district:

361.3. *Single detached dwellings*

361.4. *The keeping of not more than two boarders or lodgers nor more than four foster children, nor more than eight child care children in a dwelling unit*

361.5. *Home based businesses*

361.6. *Accessory buildings and uses provided that all accessory buildings and uses:*

361.7. *If detached accessory buildings,*

a) shall not exceed one storey and

i) in the case of a peaked roof, no portion of the roof shall exceed 4.57 metres(15 feet), or

ii) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building. **(BYLAW 7437, 2010)**

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of the building;

b) shall not be located in the required front yard;

c) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;

d) shall not be closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;

e) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

f) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

g) shall not cover more than ten percent (10%) of the site area;

h) shall not be dormered; **(BYLAW 7437, 2010)**

i) shall be limited to one toilet fixture and one sink fixture and no other plumbing fixtures . **(BYLAW 7743, 2015)**

361.8. *If attached accessory buildings,*

j) where a portion of the principle building is used solely for an accessory greenhouse, parking structure, cover over a swimming pool, or a sundeck, and for no other use, it shall be deemed to be an accessory building;

k) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

l) shall not be located in the required front yard;

m) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;

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

Height

361.9. The height of the principle building shall not exceed 28.5 feet (8.69 metres).

361.10. The peak of any roof shall not exceed 32.5 feet (9.90 metres).

Front Yard

361.11. A front yard shall be provided of not less than 18 feet (5.49 metres).

Rear Yard

361.12. 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

361.13. A side yard shall be provided on each side of the building of not less 4 feet (1.22 metres).

Site Coverage

361.14. All principle buildings in total shall not cover more than thirty-two percent (32%) of the site area.

Floor Space Ratio

361.15. Despite the definition of Floor Space Ratio elsewhere in this Bylaw, for the purpose of this Schedule, floor space ratio means the numerical factor determined by measuring the horizontal cross-sectional area of the principle building to the outside of the outer walls of the building at each storey and determining the total of all such areas, excluding:

a) the net floor area to be used exclusively for up to one parking space, to a maximum of 260 square feet (24.2 square metres);

b) any area having a floor to ceiling height of four feet (1.22 metres) or less.

(BYLAW 7537, 2012)

361.16. The floor space ratio shall not exceed a factor of 0.76.

Projections

361.17. Projections from the building are allowed in accordance with the relevant provisions of Section 190.37 to 190.40 of this Bylaw.

Site Area and Site Frontage

361.18. A site shall be not less than 3,416 square feet (317.40 square metres) in area and shall have a frontage of not less than 33 feet (10.0 metres).

Off-Street Parking

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

Residential Ground-Oriented Infill District (4 Unit) (RGO-A)

401 Residential Ground-Oriented Infill District (4 Unit) (RGO-A)

(BYLAW 8578, 2026)

401 .1 The intent of this district is to allow for a range of ground-oriented housing including single detached dwellings, duplex dwellings, multiplexes, laneway and carriage houses, and secondary suites.

Permitted Uses

401 .2 The following principal and accessory uses are permitted in the RGO-A zoning district. For uses accompanied by a checkmark, there are either Use Specific Regulations in the Conditions of Use within this zoning district or within the General Regulations or Special Conditions Sections of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
Accommodation for youth in foster care and transitioning from foster care;	✓
Single detached dwellings	✓
Duplexes	✓
Multiplexes	✓
Public utilities	
Women's transition house	✓

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted *principal uses*	
Home based business	✓
Secondary suites	✓
Keeping of not more than four foster children in a dwelling unit or more than eight *child care children* on a *site*	

Residential Ground-Oriented Infill District (4 Unit) (RGO-A)

Conditions of Use

401 .3 Properties used or developed for *single detached dwellings* shall conform to the following:

a) regulations of the NR-1 zoning district for lots located west of Eighth Street and north of Sixth Avenue;
b) regulations of the RS-4 zoning district for properties located within the Queens Park neighbourhood (north of Royal Avenue and south of Sixth Avenue; and east of Sixth Street and west of McBride Boulevard);
c) otherwise, the regulations of the RS-1 zoning district.

401 .4 *Secondary suites* must be located within the same building as a principal dwelling unit and may not be subdivided or strata titled separately.

Definitions

401 .5 Despite definitions elsewhere in the Bylaw, the following shall be defined as noted below for the purposes of this Zoning District:

401 .6 **Floor space ratio** means, with respect to *buildings* or portions of *buildings*, the number obtained by dividing the horizontal cross-sectional area of all the *buildings* on the *site* to the outside of the outer walls at each floor level (*gross floor area*) by the site area except the following shall not be included:

(a) Rooms used exclusively for electrical and/or mechanical equipment serving more than two principle *dwelling units* on the *site* to a maximum of 3.23 square metres (34.8 sq. ft.) per room and 6.46 square metres (69.6 sq. ft.) per *site*;

(b) Rooms used exclusively for externally accessed bicycle parking compliant with requirements of Section 150 up to a maximum of: 8 square metres (86.11 sq. ft.) for sites with 4 dwelling units; or 11.5 square metres (123.79 sq. ft.) for sites with 5 or 6 dwelling units;

(c) Up to 12 square meters (129.17 square feet) for externally accessed space for the storage and management of solid waste on site;

(d) Any area having a floor to ceiling height of 1.22 metres (4 feet) or less;

(e) Shared vehicle parking areas up to a maximum of 37 square metres (400 sq. ft.) meeting the following conditions:

i. the lot does not abut a lane suitable for providing access to the lot as determined by the Director of Engineering and Public Works;

ii. site area is less than 557.4 square metres (6,000 sq. ft.);

iii. such areas are not limited for private use or individual use by a single unit;

iv. such exemptions are only applicable to portions of the area located fully under a building meeting the definition of floor area; and

v. such areas are fully compliant with requirements of Section 140; and

(f) Common amenity areas up to 5% of gross floor area.

401 .7 **Height datum** means the averaged, existing grade at the four corners of the building.

401 .8 **Planted site space** means that portion of a *lot* which is restricted to landscaping with live plant materials and, for clarity, is not occupied or obstructed by any *building* or portion of *building*, driveway or parking area.

401 .9 **Peak height** means the height of a building measured from *height datum* to the highest point of the *building*.

Density – Units

401 .10 Not more than 4 dwelling units are permitted per lot.

401 .11 For clarity, permitted *dwelling units* is inclusive of principal and secondary dwelling units.

401 .12 Not more than one secondary suite is permitted per principal unit.

Residential Ground-Oriented Infill District (4 Unit) (RGO-A)

Density – Principal Buildings

401 .13 The maximum *floor space ratio* is as follows:

	2 *Dwelling Units*	**3 *Dwelling Units***	**4 Dwelling Units**	**5 *Dwelling Units***	**6 *Dwelling Units***
Maximum *Floor Space Ratio*	0.6	0.7	0.8	1.0	1.0

Site Access Requirements

401 .14 *Duplexes* and/or *multiplexes* must provide a full or partial land conveyance from a *site* for a *lane* for the purposes of providing alternate vehicle access from a city collector, arterial, or major road network, as identified in the Street and Traffic Bylaw No. 7664, 2015, and must meet the following requirements:

a) shall be satisfied through a dedication of land or a Statutory Right-of-Way to the City, in accordance with the *Subdivision and Development Control Bylaw*; and

b) shall be up to 3.0 metres in width to ensure a total lane width of no less than 6.0 metes in width to ensure a total lane width of no less than 6.0 metres (19.69 feet), as required by the Director of Engineering and Public Works.

401 .15 If the site would require reversing of vehicles onto a collector, arterial or major road, an on-site vehicle turnaround must be provided in accordance with the Laneway and Carriage House Design Guidelines within the New Westminster Official Community Plan.

401 .16 For clarity, the requirements of the Site Access Requirements section of this district shall include lots with frontage on a city collector, arterial or major road network, as well as lots which abut the lane, or would abut a future lane, providing alternate access from the city collector, arterial or major road network after dedication or right-of-ways have been provided.

Subdivision Regulations

401 .17 A site shall be not less than 557.40 square metres (6,000 square feet) in area and shall have a frontage of not less than 10% of its perimeter.

Building and Lot Coverage

401 .18 Sites must comply with the following building and lot coverage requirements:

Requirement	2 *Dwelling Units*	3 to 4 *Dwelling Units*	5 to 6 *Dwelling Units*
Maximum *Building* Coverage	40%	45%	50%
Minimum *Pervious Site Coverage* (percentage of site area)	45%	40%	40%
Minimum Planted Site Space (percentage of site area)	30%	20%	15%

401 .19 *Building* coverage shall be calculated using the horizontal area within the vertical projection of the outermost walls of principal and accessory buildings on a lot, divided by the lot area, and expressed as a percentage.

401 .20 *Planted site space* will contribute towards minimum pervious *site coverage* requirements.

401 .21 Planted site space must be a minimum of 15 square metres (161.46 square feet), with a minimum dimension of 2.1 metres (6.9) feet.

401 .22 Diagram 1 below provides guidance on how to incorporate building coverage, pervious site coverage, and planted site space.



Residential Ground-Oriented Infill District (4 Unit) (RGO-A)

Building Envelope

401 .23 All principal buildings and *detached accessory dwelling units* shall be sized and sited according to the following:

Regulation	Requirement
Minimum *Front Setback*	3.5 metres (11.5 feet)
Minimum *Rear Setback*	Where rear lot line abuts a *lane*: 1.2 metres (4 feet), otherwise 3.0 metres (9.84 feet).
Minimum Rear Upper Setback	All portions of buildings greater than 2 storeys shall be setback 5.0 metres (16.4 feet) from rear lot lines.
Minimum *Side Setback*	1.22 metres (4 feet) except where an exterior side lot line abuts a street, the minimum side setback shall be 3.0 metres (9.84 feet).
Minimum Separation of *Buildings* on the Same Lot	Between principal buildings where two side walls are facing: 2.4 metres (7.9 feet)
	Between principal buildings where front or rear walls are facing any side of another building: 6.1 metres (20.0 feet)
	Between principal and accessory buildings: 2.4 metres (7.9 feet)
Maximum *Peak Height*	No building shall exceed a *peak height* of: (i) in the case of a peaked roof, 12.0 metres (39.4 feet), or (ii) in the case of a roof having a pitch of 4:12 or less, 11.0 metres (36.1 feet).

401 .24 All principal buildings shall not be less than 4.57 metres (15 feet) from the corner of the *site* at an intersection of two *streets*, two *lanes*, or a *street* and *lane*.

401 .25 Exterior staircases shall not be more than 1 storey and shall only be permitted from from the first floor to grade.

Projections Into Yards

401 .26 All regulations within the Projections into Yards within section 190 shall apply, except that:

(a) Exterior shading devices, such as awnings, louvers and shutters, shall be permitted to project up to 0.61 metres (2 feet) into side yards, provided that they are not located closer than 0.61 metres (2 feet) to the property line.

Solid Waste Storage

401 .27 Any *site* that includes four or more *dwelling units* must provide a minimum of 12 square meters (129.17 square feet) of space for the purposes of solid waste storage.

401 .28 Space for the purposes of solid waste storage must be screened by walls, fence or similar opaque structure on all sides of not less than 1.5 metres (4.92 feet) in height.

Detached Accessory Buildings

401 .29 All detached accessory buildings:

(a) if the detached accessory building includes a garage or carport, the garage or carport shall not be located closer to a lane than 6.71 metres (22 feet), less the width of such lane;

(b) shall not be less than 4.57 metres (15 feet) from the corner of the site at an intersection of two streets, two lanes, or a street and lane;

(c) shall not cover more than 10% of the site area;

(d) shall not exceed one storey, and

i. in the case of a peaked roof, no portion of the roof shall exceed a height of 4.57 metres (15 feet) measured from the height datum, or

ii. in the case of a roof having a pitch of 4:12 or less, no portion of the roof shall exceed a height of 3.6 metres (12 feet) measured from the height datum;

(e) if the detached structure is a swimming pool or swimming pool enclosure, shall not be less than 1.52 metres (5 feet) from side and rear site lines;

(f) shall not be less than 3.0 metres (9.84 feet) from any exterior side site line;

(g) shall not be less than 0.6 metres (1.96 feet) from a rear lot line;

(h) where the site fronts a City collector, arterial or major road as identified on the New Westminster Master Transportation plan, but does not have access to a rear lane, the detached accessory building shall be sited not less than 3.65 metres (12 feet) from any rear site line;

(i) shall not have dormers; and,

(j) shall contain no plumbing fixtures other than one toilet and one sink.

Off-Street Parking and Loading Requirements

401 .30 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw except:

(a) where a vehicle is required to reverse more than 10.06 metres (33 feet), an on-site turnaround shall not be required.

401 .31 Bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this bylaw.

402 Residential Ground-Oriented Infill District (6 Unit) (RGO-B)

(BYLAW 8578, 2026)

402 .1 The intent of this district is to allow for a range of ground-oriented housing including single detached dwellings, duplex dwellings, multiplexes, laneway and carriage houses, and secondary suites

Permitted Uses

402 .2 Development of sites zoned RGO-B shall comply with the regulations and requirements of the Ground-Oriented Multi-Unit Housing Residential District (RGO-A), except:

a) Not more than 6 *dwelling units* are permitted per *lot*.

b) *Off-Street parking* for residential uses shall not be required outside the area included in the map in Appendix 1 attached to this district below.

Appendix 1
To 402 Residential Ground-Oriented Infill District (6 Unit) (RGO-B)

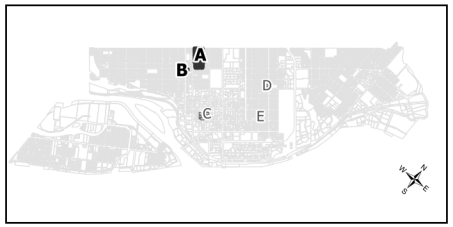
“Map 1. Areas Where Off-Street Parking is Required”



ADDRESS
1024 DUBLIN ST
1026 DUBLIN ST
1028 DUBLIN ST
1102 DUBLIN ST
1103 DUBLIN ST
1105 DUBLIN ST
1106 DUBLIN ST
1110 DUBLIN ST
1111 DUBLIN ST
1114 DUBLIN ST
1115 DUBLIN ST
1116 DUBLIN ST
1117 DUBLIN ST
1119 DUBLIN ST
1120 DUBLIN ST
1121 DUBLIN ST
1122 DUBLIN ST
1023 EDINBURGH ST
1024 EDINBURGH ST
1029 EDINBURGH ST
1101 EDINBURGH ST
1104 EDINBURGH ST
1106 EDINBURGH ST
1107 EDINBURGH ST
1108 EDINBURGH ST
1109 EDINBURGH ST
1110 EDINBURGH ST
1111 EDINBURGH ST
1112 EDINBURGH ST
1115 EDINBURGH ST
1116 EDINBURGH ST
1117 EDINBURGH ST
1120 EDINBURGH ST
1121 EDINBURGH ST
1123 EDINBURGH ST

ADDRESS
1025 EIGHTH AVE
1101 EIGHTH AVE
1107 EIGHTH AVE
1109 EIGHTH AVE
1117 EIGHTH AVE
1119 EIGHTH AVE
1121 EIGHTH AVE
1218 EIGHTH AVE
1300 EIGHTH AVE, 1302 EIGHTH AVE
1304 EIGHTH AVE
1310 EIGHTH AVE
1312 EIGHTH AVE
1314 EIGHTH AVE
1318 EIGHTH AVE
1324 EIGHTH AVE
737 FOURTEENTH ST
1309 HAMILTON ST
1311 HAMILTON ST
1315 HAMILTON ST
1317 HAMILTON ST
1319 HAMILTON ST
805 HENLEY ST
806 HENLEY ST
812 HENLEY ST
813 HENLEY ST
815 HENLEY ST
817 HENLEY ST
818 HENLEY ST
821 HENLEY ST
823 HENLEY ST
830 HENLEY ST
834 HENLEY ST
901 HENLEY ST
903 HENLEY ST
905 HENLEY ST

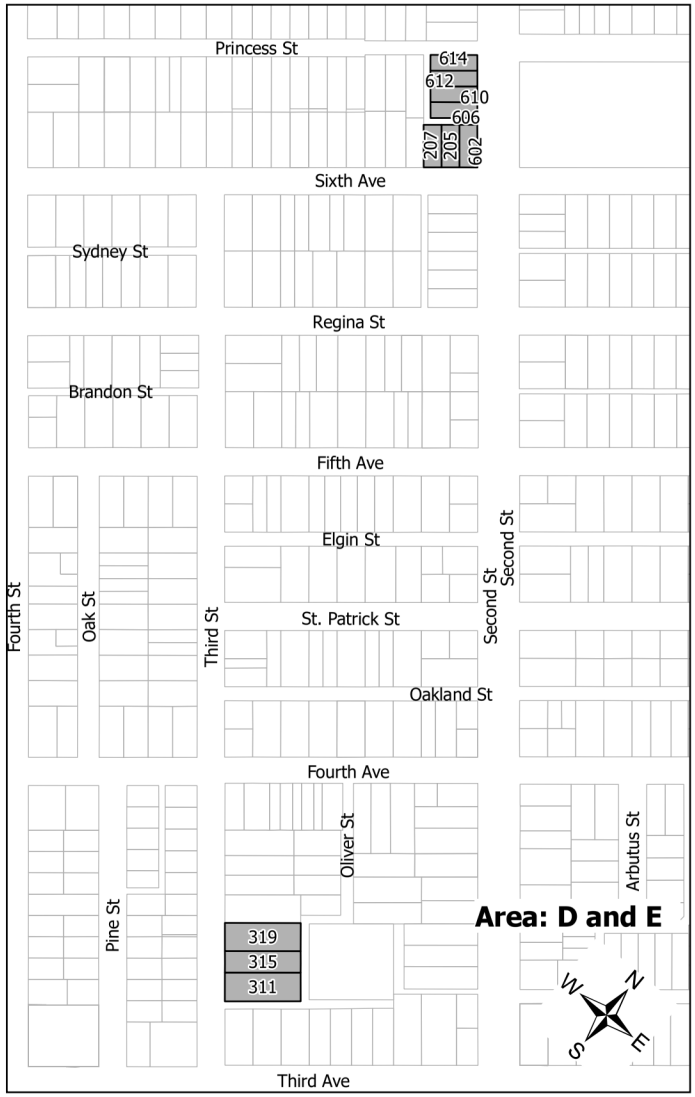
ADDRESS
906 HENLEY ST
909 HENLEY ST
912 HENLEY ST
913 HENLEY ST
914 HENLEY ST
916 HENLEY ST
918 HENLEY ST
923 HENLEY ST
926 HENLEY ST
927 HENLEY ST
929 HENLEY ST
930 HENLEY ST
931 HENLEY ST
1101 LONDON ST
1103 LONDON ST
1107 LONDON ST
1108 LONDON ST
1109 LONDON ST
1113 LONDON ST
1114 LONDON ST
1115 LONDON ST
1116 LONDON ST
1119 LONDON ST
1120 LONDON ST
1122 LONDON ST
1123 LONDON ST
1124 LONDON ST
1106 TENTH AVE
1110 TENTH AVE
1112 TENTH AVE
1116 TENTH AVE
1120 TENTH AVE
1124 TENTH AVE
734 THIRTEENTH ST



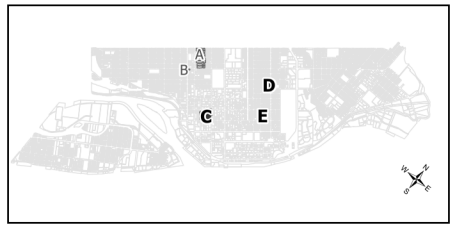


ADDRESS
1005 CORNWALL ST
1009 CORNWALL ST
1010 CORNWALL ST
1013 CORNWALL ST
1014 CORNWALL ST
1016 CORNWALL ST
1018 CORNWALL ST
1020 CORNWALL ST
1024 CORNWALL ST
1026 CORNWALL ST
1028 CORNWALL ST
1030 CORNWALL ST
1031 CORNWALL ST
1033 CORNWALL ST
1034 CORNWALL ST
1035 CORNWALL ST
1037 CORNWALL ST
305 ELEVENTH ST
313 ELEVENTH ST
317 ELEVENTH ST

ADDRESS
329 ELEVENTH ST
1010 FOURTH AVE
1014 FOURTH AVE
1016 FOURTH AVE
1018 FOURTH AVE
1020 FOURTH AVE
1022 FOURTH AVE
1009 OXFORD ST
1011 OXFORD ST
1024 OXFORD ST, 1023 THIRD AVE
1028 OXFORD ST
324 TENTH ST
326 TENTH ST
336 TENTH ST
340 TENTH ST
1019 THIRD AVE
1021 THIRD AVE
1025 THIRD AVE
1027 THIRD AVE



ADDRESS
602 SECOND ST
606 SECOND ST
610 SECOND ST
612 SECOND ST
614 SECOND ST
205 SIXTH AVE
207 SIXTH AVE
311 THIRD ST
315 THIRD ST
319 THIRD ST



405 Infill Townhouse and Rowhouse Residential District (RT)

BYLAW 7936, 2017

Deleted **BYLAW 8524, 2025**

405 Townhouse Residential District (RT-A)

BYLAW 8524, 2025

405 .1 The intent of this district is to, in combination with the design guidelines for *townhouses* within the Official Community Plan, allow townhouse developments on sites that also allow single detached dwellings, secondary suites and laneway or carriage houses.

Permitted Uses

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

Permitted Principal Uses	Use Specific Regulations
Accommodation for youth in foster care and transitioning from foster care;	✓
Single detached dwellings;	✓
Townhouses;	✓
Public Utilities;	
Women's Transition house;	

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted *principal uses*;	
Home based businesses;	✓
Secondary suites;	✓
Keeping of not more than four foster children in a dwelling unit or more than eight child care children on a site	

Conditions of Use

405 .3 A *single detached dwelling* and/or *detached accessory dwelling unit* shall conform to the regulations in the NR-1 zoning district for lots located west of Eighth Street and north of Sixth Avenue, otherwise they shall conform to the regulations in the RS-1 zoning district.

405 .4 *Townhouses* shall only be permitted where:

(a) The site area meets or exceeds 836.1 square meters (9,000 square feet);

(b) The site frontage mees or exceeds 20 metres (65.62 feet);

(c) Vehicle access is provided via a *lane* that is either:

a. A minimum of 6.0 metres (19.7 feet) in width, or

b. Less than 6.0 metres (19.7 feet) in width but a dedication of land or Statutory Right-of-Way is provided to the City for the purpose of providing a public access lane of a width not less than 6.0 metres (19.7 feet).

(d) Despite Locked-in Lot provisions in Section 170.1 of the Zoning Bylaw, the existing adjacent lot(s), unless used for non-residential purposed, a Comprehensive Development District (CD), or are subject to a Heritage Revitalization Agreement or other heritage protection, when consolidated must:

a. Have a minimum site area of 836.1 square metres (9,000 square feet); and

b. Have a minimum site frontage of 20 metres (65.62 feet).

(e) Despite 405.4 (d) if the existing adjacent lot(s) are comprised of both privately-held and City-owned lots, the City-owned lot will not count towards the minimum site area and minimum site frontage requirements.

405 .5 *Secondary suites* must comply with the requirements of Section 190.29 of this Bylaw.

Definitions

405 .6 Despite definitions elsewhere in the Bylaw, the following shall be defined as noted below for the purposes of this Zoning District.

405 .7 **Floor area** means the numerical value determined by measuring the horizontal cross-sectional area of the *principal building*(s), including attached garages, on a site to the outside of the outer walls at each storey and calculating the total of all such areas, excluding:

(a) The floor space, up to 3.23 square metres (34.8 square feet) of area, per dwelling unit, used exclusively for the storage of mechanical equipment for heating, cooling or hot water, and confined to a single isolated room, where the following minimum requirements are met:

a. 2.29 metres (7.5 feet) floor-to-ceiling height;

b. 1.83 metres (6 feet) clear doorway opening;

(b) Underground parking located below the height datum or finished grade adjacent to the building.

(c) Any area having a floor to ceiling height of 1.22 metres (4 feet) or less.

(d) *Common amenity area* up to 5% of *gross floor area*.

405 .8 **Floor space ratio** means the numerical value determined by dividing the floor area on a site by the gross site area.

405 .9 **Height datum** means the averaged, existing grade at the four corners of the building.

405 .10 **Lane** means a public thoroughfare that provides direct access to a property and is not used for general traffic circulation.

405 .11 **Planted site space** means that portion of a lot which is restricted to landscaping with live plant materials and, for clarity, is not occupied or obstructed by any building or portion of building, driveway or parking area.

405 .12 **Peak height** means the height of a building measured from the *height datum* to the highest point of the building.

405 .13 **Street** means a public thoroughfare that is primarily used for general circulation of people.

Density

405 .14 The *floor space ratio* shall not exceed a factor of 1.2

405 .15 A principal *dwelling unit* may include a maximum of one *secondary suite*.

Lot Coverage

405 .16 No more than 65% of a lot may be occupied by *buildings*, *structures*, and/or other impervious (non-porous) surfaces.

405 .17 *Pervious site coverage* shall be a minimum of 35% of the lot.

405 .18 *Planted site space* shall be a minimum of 15% of the lot. For clarity, *planted site space* will contribute to *pervious site coverage* requirements.

405 .19 *Planted site space* must be a minimum of 15 square metres (161.46 square feet) with a minimum dimension of 2.1 metres (6.9 feet).

Building Coverage

405 .20 The maximum percentage of a lot that may be covered by *buildings* is 50%. For clarity, *building* coverage shall be calculated using the horizontal area within the vertical projection of the outermost walls of principal and accessory buildings on a lot, divided by the gross site area, and expressed as a percentage.

Townhouse Residential Districts (RT-A)

Principal Building Envelope

405 .21 All *principal buildings* shall be sized and sited according to the following:

Regulation	Requirement
Minimum *Front Yard*	3.5 metres (11.5 feet)
Minimum *Rear Setback*	7.62 metres (25 feet)
Minimum Interior *Side Setback*	1.22 metres (4 feet)
Minimum *Exterior Side Setback*	3.5 metres (11.5 feet)
Maximum *Peak Height*	All *principal buildings* shall not exceed a *peak height* of: (i) In the case of a peaked roof, 12.0 metres (39.4 feet), or (ii) In the case of a roof having a pitch of 4:12 or less, 11.0 metres (36.1 feet).
Maximum Building Length	38.1 metres (125 feet)

Detached Accessory Building Regulations

405 .22 Detached accessory *buildings*:

(a) shall not cover more than fifteen percent (15%) of the *site* area;

(b) shall not exceed *one storey;*

(c) shall not be located within the required *front yard*;

(d) shall not excced 3.6 metres (12 feet) measured from the finished floor to the highest point of the building;

(e) shall not be enclosed on more than two sides, excluding the roof, if use of the building is primarily for off-street vehicle parking;

(f) shall not have dormers;

(g) shall not be located closer than 1 metre (3.28 feet) from the *principal building*;

(h) in the case of a carport, where the vehicle entry faces the *lane*, shall not be located closer to a *lane* than 6.71 metres (22 feet), less the width of such *lane*;

(i) shall not be located closer than 4.57 metres (15 feet) from the corner of a *site* at an intersection of *streets*, at the intersection of the lanes or at the intersection of a *street* and a *lane.*

Off-Street Parking and Loading Requirements

405 .23 *Off-street parking* shall be provided in accordance with the Off-Street Parking Regulation section of this Bylaw.

405 .24 *Off-Street Loading* shall be provided in accordance with the Off-Street Loading Regulations section of this Bylaw.

406 Townhouse Residential District (RT-B)

BYLAW 8524, 2025

406 .1 The intent of this district is to, in combination with the design guidelines for townhouses within the Official Community Plan, allow townhouse developments on sites that also allow single detached dwellings and secondary suites.

Single Detached Residential Districts NR-2 and RS-2 Regulations

406 .2 Development of sites zoned RT-B shall comply with the regulations and requirements of the Townhouse Residential District (RT-A), except:

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

410. Townhouse Districts (RT-2)

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

Permitted Uses

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

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

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

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

410.6 *Home based businesses*

410.7 *Public utilities*

410.8 *Row houses, or townhouses*

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

410.10 *If detached accessory buildings,*

a) shall not exceed one storey and

i) in the case of a peaked roof, no portion of the roof shall exceed 4.57 metres(15 feet), or

ii) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building.
(BYLAW 7437, 2010)

b) shall not be located in the required front yard;

c) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;

d) shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;

e) shall be not closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;

f) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

g) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

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

i) shall not be dormered. **(BYLAW 7437, 2010)**

410.11 *If attached accessory buildings,*

a) where a portion of the principal building is used solely for an accessory greenhouse, parking structure, cover over a swimming pool, or a sundeck, and for no other use, it shall be deemed to be an accessory building;

b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

c) shall not be located in the required front yard;

d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;

e) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

f) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

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

Height

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

Front Yard

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

Rear Yard

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

Side Yard

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

Site Coverage

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

Density

410.17 The maximum permitted base density must not exceed:

a) Housing units: 18 per net acre (44.48 per net hectare); or

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

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

Off-Street Parking

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

Bonus Density Regulations

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

a) the height of a building shall not exceed 40 feet (12.19 metres);

b) a front yard shall be provided of not less than 15 feet (4.57 metres);

c) a rear yard shall be provided of not less than 20 feet (6.10 metres);

d) side yards shall be provided which, in total, equal not less than the height of the building, but need not exceed 35 feet (10.67 metres) in total; however, a side yard shall be provided of not less than 20 feet (6.10 metres) if the site is adjoining a street;

e) there shall be no limit on site coverage;

f) usable open space shall be provided of not less than 10 percent (10%) of the gross residential floor area. **(BYLAW 7392, 2010)**

411. Townhouse Districts (RT-2A)

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

Permitted Uses

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

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

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

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

411.6 *Home based businesses*

411.7 *Public utilities*

411.8 *Row houses or townhouses*

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

411.10 *If detached accessory buildings,*

a) shall not exceed one storey and

i) in the case of a peaked roof, no portion of the roof shall exceed 4.57 metres(15 feet), or

ii) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building.
(BYLAW 7437, 2010)

b) shall not be located in the required front yard;

c) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;

d) shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;

e) shall not be located closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;

f) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

g) shall not be located closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

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

i) shall not be dormered. **(BYLAW 7437, 2010)**

411.11 *If attached accessory buildings,*

a) where a portion of the principal building is used solely for an accessory greenhouse, parking structure, cover over a swimming pool, or a sundeck and for no other use, it shall be deemed to be an accessory building;

b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

c) shall not be located in the required front yard;

d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;

e) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

f) shall not be located closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

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

Height

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

Front Yard

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

Rear Yard

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

Side Yard

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

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

Site Coverage

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

Density

411.17 The maximum permitted base density must not exceed:

a) Housing units:14 per net acre (34.59 per net hectare); or

b) A floor space ratio of 0.60 provided that*:*

i) in the Queensborough Area as delineated on Appendix I the permitted density may be increased to a maximum floor space ratio of 0.9 pursuant to the satisfaction of amenity conditions set out in S.190.49; and

ii) in the Mainland Area as delineated on Appendix I the permitted density may be increased to a maximum floor space ratio of 1.2 pursuant to the satisfaction of the amenity conditions set out in S. 190.49.

(BYLAW 7392, 2010; 8287, 2021)

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

Off-Street Parking

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

Bonus Density Regulations

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

a) the height of a building shall not exceed 40 feet (12.19 metres);

b) a front yard shall be provided of not less than 15 feet (4.57 metres);

c) a rear yard shall be provided of not less than 20 feet (6.10 metres);

d) side yards shall be provided which, in total, equal not less than the height of the building, but need not exceed 35 feet (10.67 metres) in total; however, a side yard shall be provided of not less than 20 feet (6.10 metres) if the site is adjoining a street;

e) there shall be no limit on site coverage;

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

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

a) the height of a building shall not exceed 35 feet (10.67 metres);

b) a front yard shall be provided of not less than 10 feet (3.05 metres);

c) a rear yard shall be provided of not less than 20 feet (6.10 metres);

d) a side yard shall be provided on each side of the site of 5 feet (1.52 metres); however, a side yard shall be provided of not less than 20 feet (6.10 metres) if the site is adjoining a street;

e) there shall be no limit on site coverage;

f) usable open space shall be provided of not less than 10 percent (10%) of the gross residential floor area. **(BYLAW 7392, 2010)**

412. Townhouse Districts (RT-2B)

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

Permitted Uses

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

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

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

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

412.6 *Home based businesses*

412.7 *Public utilities*

412.8 *Row houses or townhouses*

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

412.10 *If detached accessory buildings,*

a) shall not exceed one storey and

in the case of a peaked roof, no portion of the roof shall exceed 4.57 metres(15 feet), or

i) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building.
(BYLAW 7437, 2010)

b) shall not be located in the required front yard;

c) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;

d) shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;

e) shall not be located closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;

f) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

g) shall not be located closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

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

i) shall not be dormered. **(BYLAW 7437, 2010)**

412.11 *If attached accessory buildings,*

a) where a portion of the principal building is used solely for an accessory greenhouse, parking structure, cover over a swimming pool, or a sundeck and for no other use, it shall be deemed to be an accessory building;

b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

c) shall not be located in the required front yard;

d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;

e) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

f) shall not be located closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

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

Height

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

Front Yard

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

Rear Yard

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

Side Yard

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

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

Site Coverage

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

Density

412.17 The maximum permitted base density must not exceed:

a) Housing units: 13 per net acre (32.12 per net hectare); or

b) A floor space ratio of 0.60 provided that:

i) in the Queensborough Area as delineated on Appendix I the permitted density may be increased to a maximum floor space ratio of 0.9 pursuant to the satisfaction of amenity conditions set out in S.190.49; and

ii) in the Mainland Area as delineated on Appendix I the permitted density may be increased to a maximum floor space ratio of 1.2 pursuant to the satisfaction of the amenity conditions set out in S. 190.49.

(BYLAW 7392, 2010; 8287, 2022)

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

Off-Street Parking

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

Bonus Density Regulations

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

a) the height of a building shall not exceed 40 feet (12.19 metres);

b) a front yard shall be provided of not less than 15 feet (4.57 metres);

c) a rear yard shall be provided of not less than 20 feet (6.10 metres);

d) side yards shall be provided which, in total, equal not less than the height of the building, but need not exceed 35 feet (10.67 metres) in total; however, a side yard shall be provided of not less than 20 feet (6.10 metres) if the site is adjoining a street;

e) there shall be no limit on site coverage;

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

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

a) the height of a building shall not exceed 35 feet (10.67 metres);

b) a front yard shall be provided of not less than 10 feet (3.05 metres);

c) a rear yard shall be provided of not less than 20 feet (6.10 metres);

d) a side yard shall be provided on each side of the site of 5 feet (1.52 metres); however, a side yard shall be provided of not less than 20 feet (6.10 metres) if the site is adjoining a street;

e) there shall be no limit on site coverage;

f) usable open space shall be provided of not less than 10 percent (10%) of the gross residential floor area. **(BYLAW 7392, 2010)**

413. Townhouse Districts (RT-2C)

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

Permitted Uses

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

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

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

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

413.6 *Home based businesses*

413.7 *Public utilities*

413.8 *Row houses or townhouses*

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

413.10 *If detached accessory buildings,*

a) shall not exceed one storey and

i) in the case of a peaked roof, no portion of the roof shall exceed 4.57 metres(15 feet), or

ii) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building.
(BYLAW 7437, 2010)

b) shall not be located in the required front yard;

c) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;

d) shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;

e) shall not be located closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;

f) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

g) shall not be located closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

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

i) shall not be dormered. **(BYLAW 7437, 2010)**

413.11 *If attached accessory buildings,*

a) where a portion of the principal building is used solely for an accessory greenhouse, parking structure, cover over a swimming pool, or a sundeck and for no other use, it shall be deemed to be an accessory building;

b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

c) shall not be located in the required front yard;

d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;

e) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

f) shall not be located closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

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

Height

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

Front Yard

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

Rear Yard

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

Side Yard

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

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

Site Coverage

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

Density

413.17 The maximum permitted base density must not exceed:

a) Housing units: 11 per net acre (27.18 per net hectare); or

b) A floor space ratio of 0.60 provided that:

i) in the Queensborough Area as delineated on Appendix I the permitted density may be increased to a maximum floor space ratio of 0.9 pursuant to the satisfaction of amenity conditions set out in S.190.49; and

ii) in the Mainland Area as delineated on Appendix I the permitted density may be increased to a maximum floor space ratio of 1.2 pursuant to the satisfaction of the amenity conditions set out in S. 190.49.

(BYLAW 7392, 2010; 8287, 2021)

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

Off-Street Parking

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

Bonus Density Regulations

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

a) the height of a building shall not exceed 40 feet (12.19 metres);

b) a front yard shall be provided of not less than 15 feet (4.57 metres);

c) a rear yard shall be provided of not less than 20 feet (6.10 metres);

d) side yards shall be provided which, in total, equal not less than the height of the building, but need not exceed 35 feet (10.67 metres) in total; however, a side yard shall be provided of not less than 20 feet (6.10 metres) if the site is adjoining a street;

e) there shall be no limit on site coverage;

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

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

a) the height of a building shall not exceed 35 feet (10.67 metres);

b) a front yard shall be provided of not less than 10 feet (3.05 metres);

c) a rear yard shall be provided of not less than 20 feet (6.10 metres);

d) a side yard shall be provided on each side of the site of 5 feet (1.52 metres); however, a side yard shall be provided of not less than 20 feet (6.10 metres) if the site is adjoining a street;

e) there shall be no limit on site coverage;

f) usable open space shall be provided of not less than 10 percent (10%) of the gross residential floor area. **(BYLAW 7392, 2010)**

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

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

Permitted Uses

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

414.3 Single detached dwellings.

(BYLAW 7936, 2017; 8436, 2024)

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

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

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

414.7 *Home based businesses*

414.8 *Public utilities*

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

414.10 *If detached accessory buildings,*

a) shall not exceed two storeys where the second storey is constructed within the roof line nor a height of 15 feet (4.57 metres) measured from the finished floor of the building;

b) shall not be located in the required front yard;

c) shall not be located closer than twice the width of the minimum required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;

d) shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;

e) shall not be located closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;

f) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

g) shall not be located closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

h) shall not cover more than 400 square feet (37.16 square metres) or fifteen percent (15%) of the site area, whichever is greater;

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

414.11 *If attached accessory buildings,*

a) where a portion of the principal building is used solely for an accessory greenhouse, parking structure, cover over swimming pool, or a sundeck, and for no other use, it shall be deemed to be an accessory building;

b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

c) shall not be located in the required front yard;

d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;

e) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

f) shall not be located closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

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

Height

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

Front Yard

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

Rear Yard

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

Side Yard

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

Site Coverage

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

414.17 Where a house has two habitable levels above either grade or the Geodetic elevation of 11.53 feet (3.53 metres), the principal building shall not cover more than thirty-five (35%) of the site area. **(BYLAW 6864, 2003)**

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

Design

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

Site Area and Site Frontage

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

Off-Street Parking

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

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

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

Permitted Uses

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

415.3 *Row house*

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

415.5 *Home Based Business*

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

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

415.8 *If detached accessory building and structures*

a) shall not exceed one storey and

i) in the case of a peaked roof, no portion of the roof shall exceed 4.57 metres(15 feet), or

ii) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building. **(BYLAW 7437, 2010)**

b) shall not be located in the required front yard;

c) shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;

d) shall not be located closer than a distance of 5 feet (1.52 metres) from the corner of the site at an intersection of a street or lane;

e) shall not be located closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

f) detached accessory buildings and structures which are enclosed to more than forty-five percent (45%) of their perimeter shall not cover more than twenty percent (20%) of the area of the site;

g) detached accessory buildings and structures which are enclosed to a maximum of forty-five percent (45%) of their perimeter shall not cover more than fifteen percent (15%) of the area of the site;

h) where the detached accessory building is a garage or carport, it shall not be located closer than 12 feet (3.66 metres) from the principle building.

i) shall not be dormered. **(BYLAW 7437, 2010)**

415.9 *If attached accessory buildings and structures,*

a) shall not cover more than 100 square feet (9.29 square metres) or five percent (5%) of the site, which ever is greater.

Height

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

Front Yard

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

Rear Yard

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

Side Yard

415.13 A side yard shall be provided:

a) where a site has a frontage of 24 feet (7.32 metres) or less, no side yards are permitted;

b) where the site is a corner site, no side yard to the interior side lot line is permitted;

c) where the site is a corner site, a side yard to the exterior side lot line of 8 feet (2.44 metres) is required;

d) where 5 or fewer row houses are constructed as one building and the end unit has only interior side lot lines, a side yard of not less than 8 feet (2.44 metres) is required toward the lot line where no common walls are proposed;

e) where 6 or more row houses are constructed as one building and the end unit has only interior side lot lines, a side yard toward the lot line where no common wall is proposed of not less than ten percent (10%) of the total length of the building is required, provided that this requirement may be measured to the centre line of any adjacent public right of way or walkway such that the side yard requirement shall in any case not be less than 8 feet (2.44 metres).

Site Coverage

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

Building Length

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

Site Area and Frontage

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

Off-Street Parking

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

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

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

Permitted Uses

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

416.3 *Cluster house*

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

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

416.6 *Home Based Business*

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

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

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

a) shall not exceed one storey and

i) in the case of a peaked roof, no portion of the roof shall exceed 4.57 metres(15 feet), or

ii) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building. **(BYLAW 7437, 2010)**

b) shall not be located in the required front yard;

c) shall not be located closer than twice the width of the minimum required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;

d) if the detached accessory building is a garage or carport, it shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;

e) shall not be located closer than a distance of 5 feet (1.52 metres) from the corner of the site at an intersection of a street or lane;

f) shall not be located closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

g) shall not cover more than 450 square feet (41.80 square metres);

h) shall not be dormered. **(BYLAW 7437, 2010)**

416.10 *If attached accessory buildings and structures:*

a) shall not exceed a height of 15 feet (4.57 metres);

b) shall satisfy all yard requirements for the principle building;

c) garages and carports shall in total not cover more than 420 square feet (39.02 square metres) of site area;

d) a front porch shall not cover more than 225 square feet (20.90 square meters) of site area.

Height

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

Yard Requirements

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

a) a front yard shall be provided of not less than 10 feet (3.05 metres);

b) a side yard shall be provided of not less than 4 feet (1.23 metres) except where the side lot line is adjacent to a shared driveway, in which case a side yard shall be provided of not less than 8.5 feet (2.59 metres);

c) a chimney may project up to 2 feet (0.61 metres) into any rear or side yard;

d) a rear yard shall be provided of not less than 4 feet (1.22 metres), except that where a lot has a depth greater than 75 feet (22.86 metres), a rear yard of 20 feet (6.10 metres) is required.

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

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

b) a side yard shall be provided of not less than 4 feet (1.22 metres);

c) a rear yard shall be provided of not less than 4 feet (1.22 metres).

Site Coverage

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

Floor Space Ratio

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

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

Useable Open Space

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

Off-Street Parking

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

Site Area and Frontage

416.19 Each site shall have a frontage of not less than 10 percent (10%) of its perimeter, unless Council determines on a lesser frontage, and other than where the provisions of section 190.36 apply the area of a site shall not be less than:

a) for a site with a frontage of less than 20 feet (6.10 metres), a minimum lot area of 2,950 square feet (270.05 square metres) is required;

b) for a site with a frontage of more than 20 feet (6.10 metres), a minimum lot area of 2,600 square feet (241.54 square metres), is required;

c) a duplex shall not be allowed in this zoning district unless the site has a lot area greater than 4,000 square feet (371.60 square meters) and a frontage greater than 20 feet (6.10 metres).

417 Queensborough Townhouse Districts (RT-3)

(BYLAW 7420, 2010; 7840, 2016)

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

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

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

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

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

417.6 *Home based businesses;*

417.7 *Public utilities;*

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

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

417.10 *Detached accessory buildings:*

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of the building;

b) shall not be located in any required yard;

c) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

d) shall not be located within 25 feet (7.62 metres) of any residential building;

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

417.11 *Attached accessory buildings*,

a) where a portion of the principal building is used solely for an accessory greenhouse, parking structure, cover over a swimming pool, or a sundeck, and for no other use, it shall be deemed to be an accessory building:

b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

c) shall not be located in the required front yard;

d) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

e) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

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

Height

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

(BYLAW 8436, 2024)

Front Yard

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

(BYLAW 8172, 2020)

Rear Yard

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

Side Yard

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

Site Coverage

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

Distance Between Buildings on the Same Site

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

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

(BYLAW 8172, 2020)

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

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

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

Density

417.19 Despite Section 120.82, for the purpose of this Schedule, *floor space ratio* shall mean the numerical factor determined by measuring the horizontal cross-sectional area of the *principal building(s)* to the outside of the outer walls of the *building* at each *storey* and determining the total of all such areas, excluding any flood control area which consists of areas located at grade that are used solely for the purpose of the parking of automobiles and the provision of access to the residential unit. **(BYLAW 8495, 2025)**

417.20 The maximum floor space ratio shall not exceed a factor of 0.80

Requirements for Townhouse Units

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

Usable Open Space

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

Off-Street Parking

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

418 Queensborough Townhouse Districts (RT-3A)

(BYLAW 7420, 2010; 7840, 2016)

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

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

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

418.4 *Single detached dwellings to (RT-2D) standards;* **(BYLAW 7823, 2016)**

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

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

418.7 *Home based businesses;*

418.8 *Public utilities;*

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

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

418.11 *Detached accessory buildings,*

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of the building;

b) shall not be located in any required yard;

c) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

d) shall not be located within 25 feet (7.62 metres) of any residential building

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

418.12 *Attached accessory buildings:*

a) where a portion of the principal building is used solely for an accessory greenhouse, parking structure, cover over a swimming pool, or a sundeck, and for no other use, it shall be deemed to be an accessory building;

b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

c) shall not be located in the required front yard;

d) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

e) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

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

Height

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

(BYLAW 8436, 2024)

Front Yard

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

(BYLAW 8172, 2020)

Rear Yard

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

Side Yard

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

Site Coverage

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

Distance Between Buildings

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

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

(BYLAW 8172, 2020)

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

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

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

Density

418.20 Despite Section 120.82, for the purpose of this Schedule, *floor space ratio* shall mean the numerical factor determined by measuring the horizontal cross-sectional area of the *principal building(s)* to the outside of the outer walls of the *building* at each *storey* and determining the total of all such areas, excluding any flood control area which consists of areas located at grade that are used solely for the purpose of the parking of automobiles and the provision of access to the residential unit. **(BYLAW 8495, 2025)**

418.21 The maximum floor space ratio shall not exceed a factor of 0.90.

Requirements for Townhouse Units

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

Usable Open Space

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

Off-Street Parking

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

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

419.1 The intent of this district is to allow low density townhouse development in the Queensborough neighbourhood in areas designated as (RL) Residential Low Density in the Queensborough Community Plan.

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

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

419.4 Duplexes to (RT-1) District standards;

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

419.6 Home based businesses;

419.7 Public utilities;

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

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

419.10 Detached accessory buildings:

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of the building;

b) shall not be located in any required yard;

c) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

d) shall not be located within 25 feet (7.62 metres) of any residential building

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

419.11 Attached accessory buildings:

a) where a portion of the principal building is used solely for an accessory greenhouse,parking structure, cover over a swimming pool, or a sundeck, and for no other use, it shall be deemed to be an accessory building;

b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

c) shall not be located in the required front yard;

d) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

e) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

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

Height

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

Front Yard

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

Rear Yard

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

Side Yard

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

Site Coverage

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

Distance Between Buildings on The Same Site

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

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

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

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

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

Density

419.20 Despite Section 120.82, for the purpose of this Schedule, *floor space ratio* shall mean the numerical factor determined by measuring the horizontal cross-sectional area of the *principal building(s)* to the outside of the outer walls of the *building* at each *storey* and determining the total of all such areas, excluding any flood control area which consists of areas located at grade that are used solely for the purpose of the parking of automobiles and the provision of access to the residential unit. **(BYLAW 8495, 2025)**

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

Requirements for Townhouse Units

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

Usable Open Space

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

Off-Street Parking

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

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

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

Permitted Uses

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

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

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

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

420.6 *Apartment buildings*

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

420.8 *Home based businesses*

420.9 *Public utilities*

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

a) shall not exceed one storey or a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall be located not closer than 5 feet (1.52 metres) from the rear or side site line;

d) shall be located not closer than 10 feet (3.05 metres) from a window of a habitable room;

e) shall not occupy more than ten percent (10%) of the site area;

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

g) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Height

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

Front Yard

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

Rear Yard

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

Side Yard

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

Distance Between Buildings or Portion of Buildings on the Same Site

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

Site Coverage

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

Density

420.17 The maximum permitted base density must not exceed:

a) Housing units: 35 per net acre (86.49 per net hectare); or

b) A floor space ratio of 1.2 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49. **(BYLAW 7392, 2010; 8287, 2021)**

Off-Street Parking

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

Usable Open Space

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

Bonus Density Regulations

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

a) the height of a building shall not exceed 45 feet (13.72 metres);

b) a front yard shall be provided of not less than 20 feet (6.10 metres) in depth;

c) a rear yard shall be provided of not less than 20 feet (6.10 metres) in depth;

d) side yards shall be provided which, in total, must equal not less than the height of the building but need not exceed 40 feet (12.19 metres) in total; however, a side yard adjoining a street must not be less than 20 feet (6.10 metres);

e) there shall be no limit on site coverage. **(BYLAW 7392, 2010)**

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

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

Permitted Uses

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

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

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

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

421.6 *Apartment buildings*

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

421.8 *Home based businesses*

421.9 *Public utilities*

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

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall be located not closer than 5 feet (1.52 metres) from the rear or side site line;

d) shall be located not closer than 10 feet (3.05 metres) from a window of a habitable room;

e) shall not occupy more than ten percent (10%) of the site area;

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

g) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Height

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

Front Yard

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

Rear Yard

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

Side Yard

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

Distance Between Buildings or Portion of Buildings on the Same Site

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

Site Coverage

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

Density

421.17 The maximum permitted base density must not exceed:

a) Housing units: 30 per net acre (74.13 per net hectare); or

b) A floor space ratio of 1.2 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49. **(BYLAW 7392, 2010; 8287, 2021)**

Off-Street Parking

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

Usable Open Space

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

Bonus Density Regulations

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

a) the height of a building shall not exceed 45 feet (13.72 metres);

b) a front yard shall be provided of not less than 20 feet (6.10 metres) in depth;

c) a rear yard shall be provided of not less than 20 feet (6.10 metres) in depth;

d) side yards shall be provided which, in total, must equal not less than the height of the building but need not exceed 40 feet (12.19 metres) in total; however, a side yard adjoining a street must not be less than 20 feet (6.10 metres);

e) there shall be no limit on site coverage. **(BYLAW 7392, 2010)**

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

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

Permitted Uses

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

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

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

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

422.6 *Apartment buildings*

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

422.8 *Home based businesses*

422.9 *Public utilities*

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

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall be located not closer than 5 feet (1.52 metres) from the rear or side site line;

d) shall be located not closer than 10 feet (3.05 metres) from a window of a habitable room;

e) shall not occupy more than ten percent (10%) of the site area;

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

g) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Height

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

Front Yard

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

Rear Yard

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

Side Yard

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

Distance Between Buildings or Portion of Buildings On the Same Site

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

Site Coverage

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

Density

422.17 The maximum permitted base density must not exceed:

a) Housing units: 25 per net acre (61.78 per net hectare); or

b) A floor space ratio of 1.2 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49. **(BYLAW 7374, 2010; 8287, 2021)**

Off-Street Parking

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

Usable Open Space

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

Bonus Density Regulations

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

a) the height of a building shall not exceed 45 feet (13.72 metres);

b) a front yard shall be provided of not less than 20 feet (6.10 metres) in depth;

c) a rear yard shall be provided of not less than 20 feet (6.10 metres) in depth;

d) side yards shall be provided which, in total, must equal not less than the height of the building but need not exceed 40 feet (12.19 metres) in total; however, a side yard adjoining a street must not be less than 20 feet (6.10 metres);

e) there shall be no limit on site coverage. **(BYLAW 7392, 2010)**

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

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

Permitted Uses

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

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

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

430.5 *Duplexes, row houses or townhouses*

430.6 *Apartment buildings and multiple dwellings*

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

430.8 *Home based businesses*

430.9 *Lodging and boarding houses*

430.10 *Public utilities*

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

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;

d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;

e) shall not occupy more than ten percent (10%) of the site area;

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

g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Height

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

Front Yard

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

Rear Yard

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

Side Yard

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

a) where the side yard adjoins a street, a side yard shall be not less than 8 feet (2.44 metres) plus an amount equal to fifty percent (50%) of the height of the building;

b) where the side yard does not adjoin a street, a side yard shall be provided as in a) immediately above less 8 feet (2.44 metres);

c) where a site is used for *single detached dwellings* and *duplexes*, the provisions of Schedules for the (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively of this Bylaw apply;

d) where the site is a corner locked-in lot and the side yard adjoins a street, such side yards shall be as in a) above, less 8 feet (2.44 metres).

Distance Between Buildings or Portion of Buildings on the Same Site

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

Site Coverage

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

Density

430.18 The maximum permitted base density must not exceed:

a) Housing units: 60 per net acre (148.26 per net hectare); or

b) A floor space ratio of 1.2 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49. **(BYLAW 7392, 2010; 8287, 2021)**

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

Off-Street Parking

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

Usable Open Space

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

Density Bonus Regulations

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

a) the height of a building shall not exceed 45 feet (13.72 metres);

b) a front yard shall be provided of not less than 20 feet (6.10 metres) in depth;

c) a rear yard shall be provided of not less than 20 feet (6.10 metres) in depth;

d) side yards shall be provided which, in total, must equal not less than the height of the building but need not exceed 40 feet (12.19 metres) in total; however, a side yard adjoining a street must not be less than 20 feet (6.10 metres);

e) there shall be no limit on site coverage. **(BYLAW 7392, 2010)**

Rental Tenure

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

Strata Plan NW95 (214 Agnes Street)

Strata Plan NW1544 (215 Tenth Street)

Strata Plan NW1772 (514 Thirteenth Street).

(BYLAW 8078, 2019; 8123, 2019)

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

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

Permitted Uses

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

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

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

431.5 *Duplexes, row houses or townhouses*

431.6 *Apartment buildings and multiple dwellings*

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

431.8 *Home based businesses*

431.9 *Lodging and boarding houses*

431.10 *Public utilities*

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

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall be located not closer than 5 feet (1.52 metres) from the rear or side site line;

d) shall be located not closer than 10 feet (3.05 metres) from a window of a habitable room;

e) shall not occupy more than ten percent (10%) of the site area;

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

g) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Height

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

Front Yard

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

Rear Yard

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

Side Yard

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

a) where the side yard adjoins a street, a side yard shall not be less than 8 feet (2.44 metres) plus an amount equal to fifty percent (50%) of the height of the building;

b) where the side yard does not adjoin a street, a side yard shall be provided as in a) above, less 8 feet (2.44 metres);

c) where a site is used for *single detached dwellings* and *duplexes*, the provisions of Schedules for the (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively of this Bylaw apply.

Distance Between Buildings or Portion of Buildings on the Same Site

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

Site Coverage

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

Density

431.18 The maximum permitted base density must not exceed:

a) Housing units: 40 per net acre (98.84 per net hectare); or

b) A floor space ratio of 1.2 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49. **(BYLAW 7392, 2010; 8287, 2021)**

Off-Street Parking

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

Usable Open Space

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

Density Bonus Regulations

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

a) the height of a building shall not exceed 45 feet (13.72 metres);

b) a front yard shall be provided of not less than 20 feet (6.10 metres) in depth;

c) a rear yard shall be provided of not less than 20 feet (6.10 metres) in depth;

d) side yards shall be provided which, in total, must equal not less than the height of the building but need not exceed 40 feet (12.19 metres) in total; however, a side yard adjoining a street must not be less than 20 feet (6.10 metres);

e) there shall be no limit on site coverage. **(BYLAW 7392, 2010)**

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

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

Permitted Uses

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

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

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

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

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

440.7 *Home based businesses*

440.8 *Public utilities*

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

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;

d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;

e) shall not occupy more than ten percent (10%) of the site area;

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

g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Front Yard

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

Rear Yard

440.11 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site to a maximum of 25 feet (7.62 metres) nor less than twenty percent (20%) of the height of the building, whichever is the greater.

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

Side Yard

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

a) Where the side yard adjoins a street, the side yard shall be not less than 8 feet (2.44 metres) plus an amount equal to fifty percent (50%) of the height of the highest principal building up to a height of 30 feet (9.14 metres), plus an amount equal to twenty percent (20%) of the height of that portion of the building over 30 feet (9.14 metres);

b) Where the side yard does not adjoin a street, the side yard shall be as in a) immediately above, less 8 feet (2.44 metres);

c) Where the site is used for *single detached dwellings* and *duplexes*, the provisions of the Schedules for the (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively of this Bylaw apply;

d) Where the site is a corner locked-in lot and the side yard adjoins a street, such side yard shall be as in a) above, less 8 feet (2.44 metres).

Distance Between Buildings or Portion of Buildings on the Same Site

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

Site Coverage

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

Density

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

a) Where any Off-Street parking spaces are installed in or beneath the building or in an underground structure elsewhere on the site, the roof of the latter structure being below finished ground level of the site or the height datum for the site, then the

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

b) Where the site coverage is less than forty percent (40%), then the maximum number of units permitted per net acre (.40 hectares) may be increased by adding to that number the product of the number obtained by subtracting the actual percent site coverage from forty percent (40%) multiplied by 2.0;

c) The maximum floor space ratio shall not exceed 4.0.

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

a) Where any Off-Street parking spaces are installed in or beneath the building or in an underground structure elsewhere on the site, the roof of the latter structure being below finished ground level of the site or the Height Datum for the site, then the maximum allowable floor space ratio is increased by adding to the said factor the product of 0.4 multiplied by the quotient of the total number of parking spaces so provided, divided by the total number of required parking spaces for the building or use;

b) Where the site coverage is less than forty percent (40%), then the maximum allowable floor space ratio is increased by adding to the said factor the product of the number obtained by subtracting the actual percent site coverage from forty percent (40%) multiplied by 0.01.

Width of Building

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

Off-Street Parking

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

Usable Open Space

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

Rental Tenure

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

Strata Plan NW2357 (211 Eleventh Street)

Strata Plan LMS3797 (425 Twelfth Street).

(BYLAW 8078, 2019; 8123, 2019)

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

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

Permitted Uses

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

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

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

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

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

450.7 *Home based businesses*

450.8 *Public utilities*

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

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site lines;

d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;

e) shall not occupy more than ten percent (10%) of the site area;

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

g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Front Yard

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

Rear Yard

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

Side Yard

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

a) Where the side yard adjoins a street, the side yard shall be not less than 8 feet (2.44 metres) plus an amount equal to fifty percent (50%) of the height of the highest principal building;

b) Where the side yard does not adjoin a street, the side yard shall be as in a) immediately above, less 8 feet (2.44 metres);

c) Where the site is used for *single detached dwellings* and *duplexes*, the provisions of Schedules for the (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively of this Bylaw apply;

d) Where the site is a corner locked-in lot and the side yard adjoins a street, such side yard shall be as in a) above, less 8 feet (2.44 metres).

Distance Between Buildings or Portion of Buildings on the Same Site

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

Site Coverage

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

Density

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

Width of Building

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

Off-Street Parking

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

Usable Open Space

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

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

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

Permitted Uses

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

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

(BYLAW 7936, 2017)

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

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

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

451.7 *Home based businesses*

451.8 *Public utilities*

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

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site lines;

d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;

e) shall not occupy more than ten percent (10%) of the site area;

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

g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Front Yard

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

Rear Yard

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

Side Yard

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

a) Where the side yard adjoins a street, the side yard shall be not less than 8 feet (2.44 metres) plus an amount equal to fifty percent (50%) of the height of the highest principal building, but need not exceed 20 feet (6.10 metres);

b) Where the side yard does not adjoin a street, the side yard shall be as in a) immediately above, less 8 feet (2.44 metres);

c) Where the site is used for *single detached dwellings* and *duplexes*, the provisions of the Schedules for (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively of this Bylaw apply;

d) Where the site is a corner locked-in lot and the side yard adjoins a street, such side yard shall be as in a) above, less 8 feet (2.44 metres).

Exceptions to Front, Rear and Side Yard Depths

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

Site Coverage

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

Density

451.15 The maximum permitted base density must not exceed:

a) Housing units: 70 per net acre (172.97 per net hectare); or

b) A floor space ratio of 1.6 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49. **(BYLAW 7392, 2010; 8287, 2021)**

Height

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

Width of Building

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

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

Length of Building

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

Off-Street Parking

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

Usable Open Space

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

Bonus Density Regulations

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

a) the height of a building shall not exceed 45 feet (13.72 metres);

b) a front yard shall be provided of not less than 20 feet (6.10 metres) in depth;

c) a rear yard shall be provided of not less than 20 feet (6.10 metres) in depth;

d) side yards shall be provided which, in total, equal not less than the height of the building, but need not exceed 40 feet (12.19 metres) in total; however, a side yard adjoining a street must not be less than 20 feet (6.10 metres);

e) there shall be no limit on site coverage. **(BYLAW 7392, 2010)**

RM-6

Section 460

NEW WESTMINSTER

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

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

Permitted Principal and Accessory Uses

460 .2 The following principal and accessory uses are permitted in the RM-6 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

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

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

Conditions of Use

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

BYLAW 7936, 2017

460 .4 A *duplex* use shall conform to the regulations in the RT-1 zoning district.

Base Density

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

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

Maximum permitted FSR (lot area in square feet) = [(*lot* area – 9,000)*0.00013 + 1.2].

BYLAW 8436, 2024

460 .6 **Base Density Table:**

BYLAW 7767, 2015; 7924, 2018

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

Base Building Heights

460 .7 Heights shall not exceed 45 metres (147.64 feet) or the height indicated on the map in section 190.49.5 of this Bylaw, whichever is less. However, the following sites shall have a maximum height of 25.91 metres (85 feet):

(a) 209 Carnarvon Street;

Bonus Density and Building Heights

460 .8 Properties zoned RM-6 which include a (DB) suffix, may exceed the maximum base density and base height permitted within the sub-district to that indicated in the Bonus Density and Height Table below, provided the requirements in the Amenity Density Bonus Section of the General Regulations are met.

460 .9 Bonus Density and Height Table:

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

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

(BYLAW 7041, 2006)

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

Permitted Uses

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

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

(BYLAW 7936, 2018)

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

462.5 *Row houses or townhouses*

462.6 *Apartment buildings and multiple dwellings*

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

462.8 *Home based businesses*

462.9 *Lodging and boarding houses*

Front Yard

462.10 No front yard is required

Rear Yard

462.11 No rear yard is required

Side Yard

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

Density

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

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

a) floor space ratio 1.2 or

b) housing units per acre (.40 hectares) 60

462.15 and for each 100 square feet (9.29 square metres) of site area in excess of 9,000 square feet (836.10 square metres) shall be increased by a factor equal to either:

a) floor space ratio 0.15 or

b) housing units per acre (.40 hectares) .75

462.16 to the following maximums without a bonus of density:

a) floor space ratio 3.0 or

b) housing units per acre (.40 hectares) 150

462.17 Where a property provides an amenity package, acceptable to the City of New Westminster, and which includes:

i) Donation of funds for a public art wall along the Royal Avenue boundary of Toronto Place Park ($30,000)

ii) Donation of funds for pathway development and lighting installation for Brow of the Hill Greenway route through Simcoe Park ($140,000)

iii) Donation of funds for capital improvements to Simcoe Park (e.g. lighting, replacement of play equipment) ($100,000)

iv) Donation of funds for streetscape enhancements along Eighth Street between Royal Avenue and Columbia Street ($70,000)

v) Provision of bicycle storage lockers for building residents ($50,000)

vi) Donation of funds to the Cooperative Auto Network to purchase and insure two car sharing cars ($60,000)

the density for the site may be increased to a maximum of

a) floor space ratio 4.0 or

b) housing units per acre (0.40 hectares) 205

462.18 Any amenity acceptable to the City as per 462.17 shall be secured by an agreement registered on the title to the property stipulating:

i) The location, appearance and construction specifications of the structures on private property

ii) The schedule of construction including completion date

iii) Repair and maintenance of the structure on private property

iv) Replacement of the structure on private property in case of destruction before the life of the structure has expired

v) Penalties for non-compliance

462.19 Where density is calculated on the basis of housing units per acre in 462.19, the maximum density shall not exceed a floor space ratio of 4.0

Width of Building

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

Site Coverage

462.21 The site coverage of a building or portion of a building used for residential purposes shall not exceed sixty percent (60%) of the site area for the first 40 feet (12.19 metres) of height. Thereafter, for every 2 feet (.61 metres) by which the height of the building exceeds 40 feet (12.19 metres), the maximum site coverage, expressed for the purposes of this subsection as the ratio of the horizontal cross-sectional area of the building to the site area at each 2 foot (.61 metre) level shall be decreased by one percent (1%) provided that the maximum permitted site coverage need not be less than forty percent (40%) of the site area.

462.22 Where a site contains more than one residential building, the site coverage as determined in clause 462.21 above shall be measured as the aggregate coverage at each level.

462.23 The site coverage may exceed the maximum in 462.21 above provided that the height of the portion of the building or structure in excess of such maximum does not exceed an elevation of 16 feet (4.88 metres) Geodetic Survey of Canada and the roof of that portion is suitably landscaped as part of the usable open space.

Height

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

Usable Open Space

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

Light, Air and Privacy

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

Outside Uses

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

Rooftops

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

Off-Street Parking

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

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

(BYLAW 8184, 2020)

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

a) parking areas shall be effectively screened from view from the street, except at points of entry and exit, by screening or landscaped visual barriers to a height of not less than 6 feet (1.83 metres);

b) whenever any storey or portion of a structure extends above the height datum or the finished grade, such storey or portion of a parking structure shall be set back not less than 5 feet (1.52 metres) from any building line or property line bounded by a street or lane.

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

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

Permitted Uses

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

463.3 *apartment building*

463.4 *community care facility*

463.5 *congregate housing*

463.6 *continuing care*

463.7 *elderly citizens' home*

463.8 *group living facility*

463.9 *high rise apartment*

463.10 *home based business*

463.11 *live/work units*

463.12 *low rise apartment*

463.13 *multiple dwelling*

463.14 *personal service establishments*

463.15 *retail store*

463.16 *row house*

463.17 *townhouse*

Location of Uses on the Site

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

Density

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

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

Height

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

Site Coverage

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

Siting of Buildings

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

Off-Street Parking

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

Off-Street Loading

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

Distance Between Buildings Or Portion Of Buildings On The Same Site

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

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

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

Permitted Uses

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

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

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

464.5 *Commercial uses, sited in accordance with Supplemental Plan #1 attached to and forming part of this bylaw, limited to:*

- *Business and professional offices,*
- *Cafes and restaurants, excluding drive-in restaurants and drive through restaurants* **(BYLAW 7478, 2011)**
- *Deleted* **(BYLAW 8172, 2020)**
- *Personal service establishments being barber shops, beauty parlours, dry cleaning establishments, electrical appliance repair shops, florist shops, shoe repair shops, tailor or dressmaker shops*
- *Retail stores,*
- *Video stores*

464.6 *Duplexes, row houses or townhouses*

464.7 *Home based businesses*

464.8 *Housing units used in the same building with and additional to any of the permitted non-residential uses provided that no portion of the first storey at street level or any storey below this level shall be used for residential purposes except for entrances and passageways to such housing units*

464.9 *Public utilities*

464.10 *Retail stores*

464.11 *Veterinary clinics*

464.12 *Video stores*

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

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall be located not closer than 5 feet (1.52 metres) from the rear or side site line;

d) shall be located not closer than 10 feet (3.05 metres) from a window of a habitable room;

e) shall not occupy more than ten percent (10%) of the site area;

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

Height

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

Front Rear and Side Yard Requirements

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

Site Coverage

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

Density

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

Floor Space Ratio

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

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

Off-Street Parking

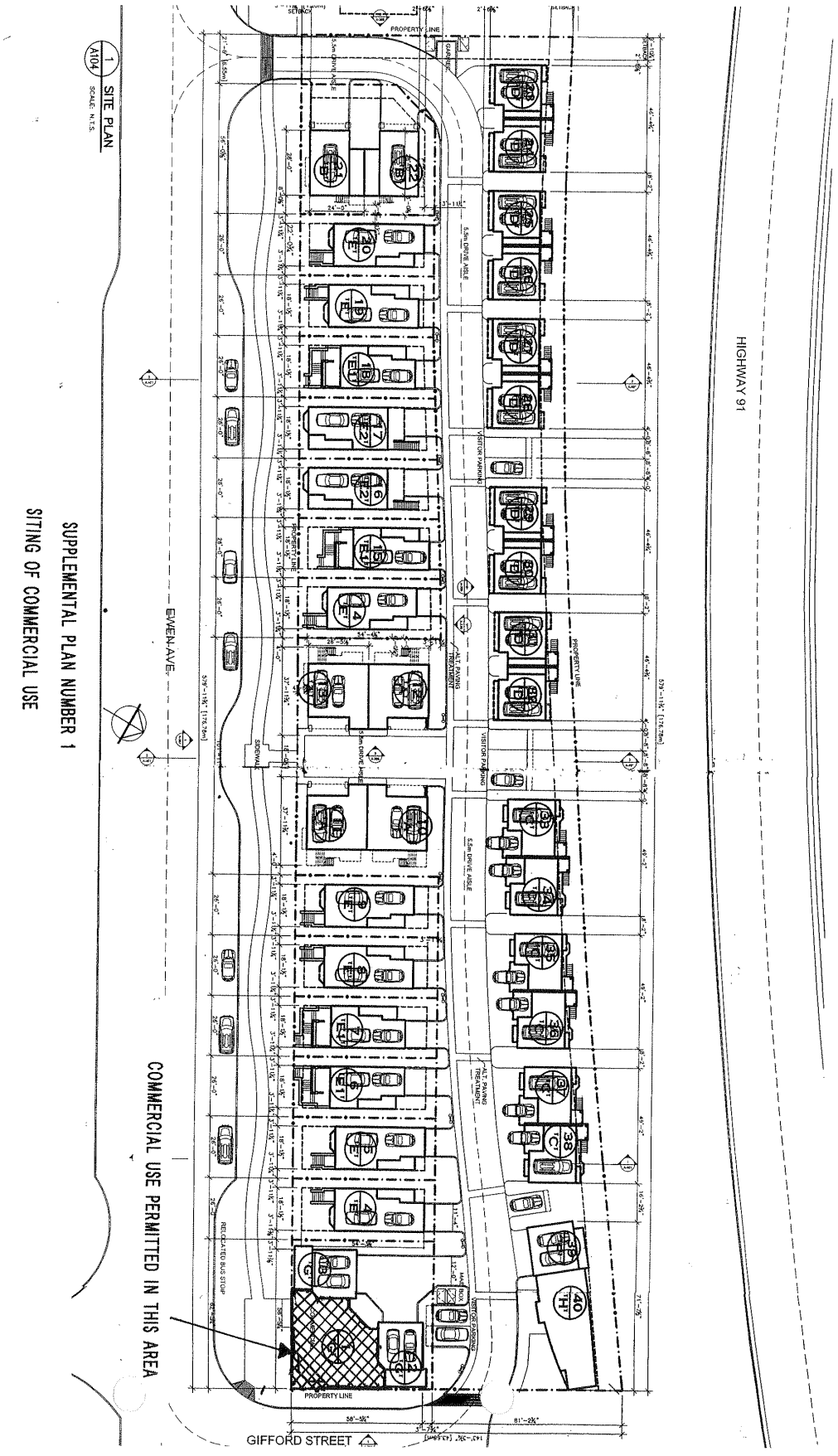
464.16 A total of 83 off-street parking spaces shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Off-Street Loading

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

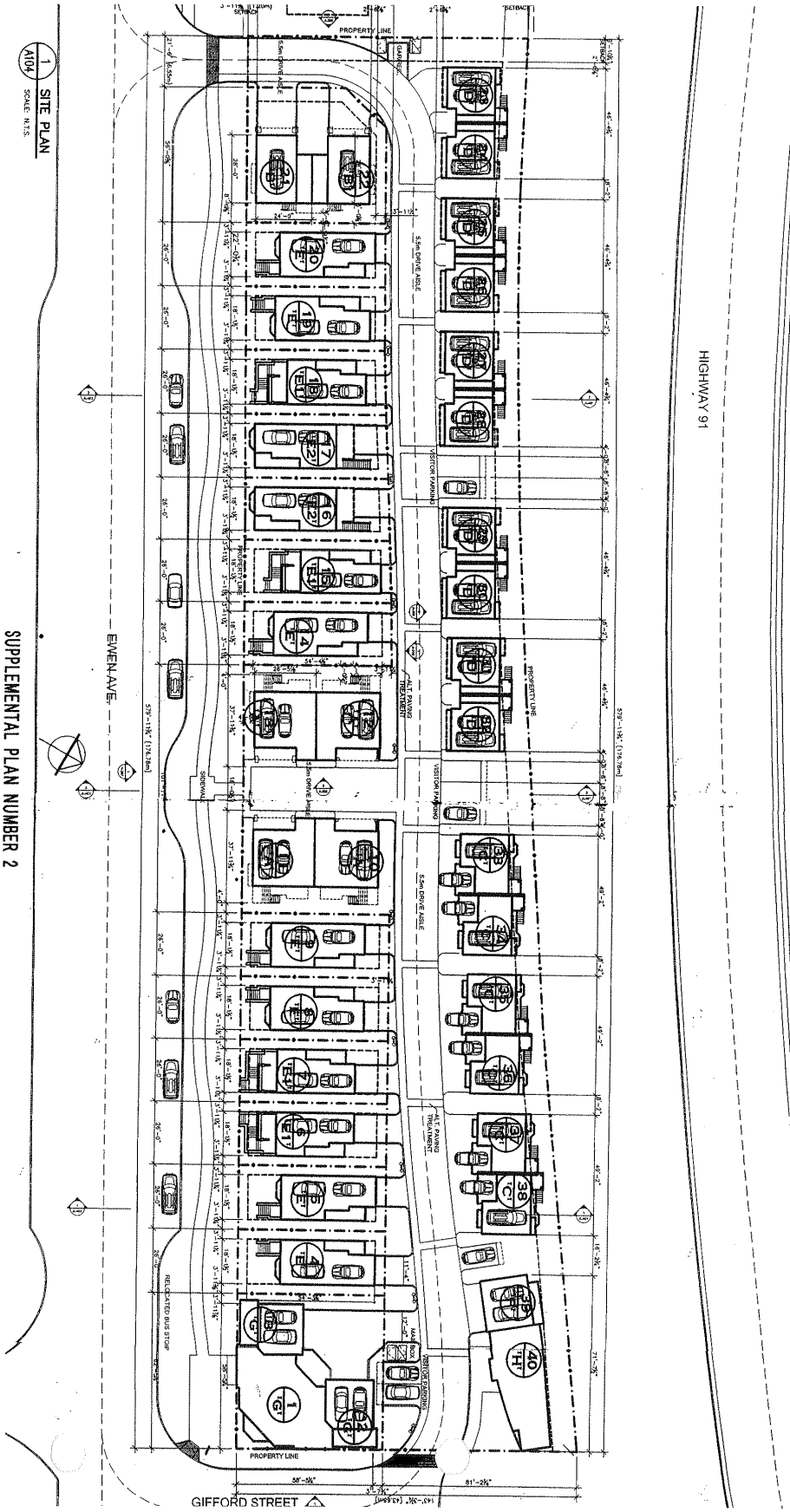
Usable Open Space

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


1 A104 SITE PLAN
SCALE: N.T.S.
SUPPLEMENTAL PLAN NUMBER 1
SITING OF COMMERCIAL USE
EWEN AVE.
HIGHWAY 91
GIFFORD STREET
COMMERCIAL USE PERMITTED IN THIS AREA
PROPERTY LINE
5.5m DRIVE AISLE
VISITOR PARKING
ALT. PAVING TREATMENT
SIDEWALK
RELOCATED BUS STOP

SITING OF BUILDINGS AND STRUCTURES

SUPPLEMENTAL PLAN NUMBER 2



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

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

Permitted Uses

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

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

467.4 *Home based businesses;*

467.5 *Public Assembly;*

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

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

Front Yard

467.8 No front yard shall be required.

Rear Yard

467.9 No rear yard shall be required.

Side Yard

467.10 No side yard shall be required.

Density

467.11 A maximum of 24 housing units shall be permitted.

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

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

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

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

Height

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

Off-Street Parking

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

Off-Street Loading

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

Usable Open Space

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

470. Residential Waterfront Districts (RW-1)

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

Permitted Uses

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

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

470.4 *Home based businesses*

470.5 *Launching ramps*

470.6 *Pier houses*

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

470.8 *Accessory buildings and uses*

Height of Building

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

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

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

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

Front Yard

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

Rear Yard

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

Side Yard

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

Site Coverage

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

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

Off-Street Parking

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

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

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

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

Permitted Uses

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

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

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

471.5 *Row houses or townhouses*

471.6 *Apartment buildings and multiple dwellings*

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

471.8 *Home based businesses*

471.9 *Public utilities*

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

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall be located not closer than 5 feet (1.52 metres) from the rear or side site line;

d) shall be located not closer than 10 feet (3.05 metres) from a window of a habitable room;

e) shall not occupy more than ten percent (10%) of the site area;

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

g) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Height

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

Front Yard

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

Rear Yard

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

Side Yard

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

a) where the side yard adjoins a street, a side yard shall be not less than 8 feet (2.44 metres) plus an amount equal to fifty percent (50%) of the height of the building;

b) where the side yard does not adjoin a street, a side yard shall be provided as in a) above, less 8 feet (2.44 metres);

c) where a site is used for *single detached dwellings* and *duplexes*, the provisions of Schedules for the (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively of this Bylaw apply.

Distance Between Buildings or Portion of Buildings on the same site

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

Site Coverage

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

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

Density

471.18 The maximum permitted base density must not exceed:

a) Housing units: 45 per net acre (111.20 per net hectare); or

b) A floor space ratio of 1.2 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49. **(BYLAW 7392, 2010; 8287, 2021)**

Off-Street Parking

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

Usable Open Space

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

Bonus Density Regulations

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

a) the height of a building shall not exceed 45 feet (13.72 metres);

b) a front yard shall be provided of not less than 20 feet (6.10 metres) in depth;

c) a rear yard shall be provided of not less than 20 feet (6.10 metres) in depth;

d) side yards shall be provided which, in total, must equal not less than the height of the building but need not exceed 40 feet (12.19 metres) in total; however, a side yard adjoining a street must not be less than 20 feet (6.10 metres);

e) there shall be no limit on site coverage. **(BYLAW. 7392, 2010)**

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

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

Permitted Uses

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

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

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

472.5 *Row houses or townhouses*

472.6 *Apartment buildings and multiple dwellings*

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

472.8 *Home based businesses*

472.9 *Public utilities*

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

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall be located not closer than 5 feet (1.52 metres) from the rear or side site line;

d) shall be located not closer than 10 feet (3.05 metres) from a window of a habitable room;

e) shall not occupy more than ten percent (10%) of the site area;

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

g) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Height

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

Front Yard

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

Rear Yard

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

Side Yard

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

a) where the side yard adjoins a street, a side yard shall be not less than 8 feet (2.44 metres) plus an amount equal to fifty percent (50%) of the height of the building;

b) where the side yard does not adjoin a street, a side yard shall be provided as in a) above, less 8 feet (2.44 metres);

c) where a site is used for *single detached dwellings* and *duplexes*, the provisions of the Schedules for the (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively of this Bylaw apply.

Distance Between Buildings or Portion of Buildings on the same site

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

Site Coverage

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

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

Density

472.18 The maximum permitted base density must not exceed:

a) Housing units: 50 per net acre (123.55 per net hectare); or

b) A floor space ratio of 1.2 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49. **(BYLAW 7392, 2010; 8287, 2021)**

Off-Street Parking

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

Usable Open Space

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

Bonus Density Regulations

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

a) the height of a building shall not exceed 45 feet (13.72 metres);

b) a front yard shall be provided of not less than 20 feet (6.10 metres) in depth;

c) a rear yard shall be provided of not less than 20 feet (6.10 metres) in depth;

d) side yards shall be provided which, in total, must equal not less than the height of the building but need not exceed 40 feet (12.19 metres) in total; however, a side yard adjoining a street must not be less than 20 feet (6.10 metres);

e) there shall be no limit on site coverage. **(BYLAW 7392, 2010)**

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

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

Permitted Uses

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

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

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

473.5 *Row houses or townhouses*

473.6 *Apartment buildings and multiple dwellings*

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

473.8 *Home based businesses*

473.9 *Public utilities*

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

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;

d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;

e) shall not occupy more than ten percent (10%) of the site area;

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

g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Front Yard

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

Rear Yard

473.12 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site to a maximum of 25 feet (7.62 metres) nor less than twenty percent (20%) of the height of the building, whichever is the greater.

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

Side Yard

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

a) Where the side yard adjoins a street, the side yard shall be not less than 8 feet (2.44 metres) plus an amount equal to 50 percent of the height of the highest principal building up to a height of 30 feet (9.14 metres) plus an amount equal to twenty percent (20%) of the height of that portion of any building over 30 feet (9.14 metres).

b) Where the side yard does not adjoin a street, the side yard shall be as in a) immediately above, less 8 feet (2.44 metres).

c) Where the site is used for *single detached dwellings* and *duplexes*, the provisions of the Schedules of the (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts of this Bylaw apply.

d) Where the site is a corner locked-in lot and the side yard adjoins a street, such side yard shall be as in a) above, less 8 feet (2.44 metres).

Height

473.15 For purposes of this section height means:

a) Where structures containing habitable space are located above an enclosed parking structure, the vertical distance from the top of the enclosed parking structure to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof and to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof.

b) Where structures are located adjacent to an enclosed parking structure, the vertical distance from datum to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof and to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof.

473.16 The height of a building shall not exceed 170 feet (51.82 metres).

Distance between Buildings or Portion of Buildings on the Same Site

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

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

Site Coverage

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

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

Density

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

a) Where any Off-Street parking spaces are installed in a fully enclosed structure on the site, the roof of which is fully developed with landscaping, then the maximum number of units permitted may be increased by adding to the preceding number the product of 20 multiplied by the quotient of the total number of parking spaces so provided, divided by the total number of required parking spaces.

b) Where the site coverage is less than forty percent (40%), then the maximum number of units permitted may be increased by adding to that number the product of the number obtained by subtracting the actual percent site coverage from forty percent (40%) multiplied by 2.0.

Width of Building

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

Off-Street Parking

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

Usable Open Space

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

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

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

Permitted Uses

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

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

(BYLAW 7936, 2017)

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

474.5 *Row houses or townhouses*

474.6 *Apartment buildings and multiple dwellings*

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

474.8 *Home based businesses*

474.9 *Public utilities*

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

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;

d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room; **(BYLAW 8172, 2020)**

e) shall not occupy more than ten percent (10%) of the site area;

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

g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Front Yard

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

Rear Yard

474.12 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site to a maximum of 25 feet (7.62 metres) nor less than twenty percent (20%) of the height of the building, whichever is the greater.

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

Side Yard

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

a) Where the side yard adjoins a street, the side yard shall be not less than 8 feet (2.44 metres) plus an amount equal to 50 percent of the height of the highest principal building up to a height of 30 feet (9.14 metres) plus an amount equal to twenty percent (20%) of the height of that portion of the building over 30 feet (9.14 metres).

b) Where the side yard does not adjoin a street, the side yard shall be as in a) immediately above, less 8 feet (2.44 metres).

c) Where the site is used for *single detached dwellings* and *duplexes*, the provisions of the Schedules for the (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively of this Bylaw apply.

d) Where the site is a corner locked-in lot and the side yard adjoins a street, such side yard shall be as in a) above, less 8 feet (2.44 metres).

Height

474.15 For purposes of this Schedule height means:

a) Where structures containing habitable space are located above an enclosed parking structure, the vertical distance from the top of the enclosed parking structure to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof and to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof.

b) Where structures are located adjacent to an enclosed parking structure, the vertical distance from datum to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof and to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof.

474.16 The height of a building shall not exceed 170 feet (51.82 metres).

Distance between Buildings or Portion of Buildings on the Same Site

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

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

Site Coverage

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

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

Density

474.20 The maximum number of units permitted per net acre (.40 hectares) of land shall not exceed 55 provided that:

a) Where any Off-Street parking spaces are installed in a fully enclosed structure on the site, the roof of which is fully developed with landscaping, then the maximum number of units permitted may be increased by adding to the preceding number the product of 20 multiplied by the quotient of the total number of parking spaces so provided, divided by the total number of required parking spaces.

b) Where the site coverage is less than forty percent (40%), then the maximum number of units permitted may be increased by adding to that number the product of the number obtained by subtracting the actual percent site coverage from forty percent (40%) multiplied by 2.0.

Width of Building

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

Off-Street Parking

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

Usable Open Space

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

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

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

Permitted Uses

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

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

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

475.5 *Row houses or townhouses*

475.6 *Apartment buildings and multiple dwellings*

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

475.8 *Home based businesses*

475.9 *Public utilities*

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

a) shall not exceed one storey or a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;

d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;

e) shall not occupy more than ten percent (10%) of the site area;

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

g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Front Yard

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

Rear Yard

475.12 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site to a maximum of 25 feet (7.62 metres) nor less than twenty percent (20%) of the height of the building, whichever is the greater.

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

Side Yard

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

a) Where the side yard adjoins a street, the side yard shall be not less than 8 feet (2.44 metres) plus an amount equal to fifty percent (50%) of the height of the highest principal building up to a height of 30 feet (9.14 metres) plus an amount equal to twenty percent (20%) of the height of that portion of the building over 30 feet (9.14 metres).

b) Where the side yard does not adjoin a street, the side yard shall be as in a) immediately above, less 8 feet (2.44 metres).

c) Where the site is used for *single detached dwellings* and *duplexes*, the provisions of the Schedules of the (RS-1) Single Detached Dwelling Districts and (RT-1) Duplex Dwelling Districts respectively of this Bylaw apply.

d) Where the site is a corner locked-in lot and the side yard adjoins a street, such side yard shall be as in a) above, less 8 feet (2.44 metres).

Height

475.15 For purposes of this Schedule height means:

a) Where structures containing habitable space are located above an enclosed parking structure, the vertical distance from the top of the enclosed parking structure to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof and to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof.

b) Where structures are located adjacent to an enclosed parking structure, the vertical distance from datum to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof and to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof.

475.16 The height of a building shall not exceed 170 feet (51.82 metres).

Distance between Buildings or Portion of Buildings on the Same Site

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

Site Coverage

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

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

Density

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

a) Where any Off-Street parking spaces are installed in a fully enclosed structure on the site, the roof of which is fully developed with landscaping, then the maximum number of units permitted may be increased by adding to the preceding number the product of 20 multiplied by the quotient of the total number of parking spaces so provided, divided by the total number of required parking spaces.

b) Where the site coverage is less than forty percent (40%), then the maximum number of units permitted may be increased by adding to that number the product of the number obtained by subtracting the actual percent site coverage from forty percent (40%) multiplied by 2.0.

c) Where the usable open space provided exceeds ten percent of the gross residential floor area, the number of housing units per acre of land may be increased by adding to the total number of units ten units per acre of land for each on percent increase in usable open space **(BYLAW 6854, 2003)**

d) The number of housing units allowed in this district shall not exceed the number shown on the plan attached as Supplementary Plan No.1 to the Schedule and shown as Schedule “A” to this bylaw. **(BYLAW 6854, 2003)**

Width of Building

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

Off-Street Parking

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

Usable Open Space

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

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

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

Permitted Uses

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

480.3 *Congregate housing*

480.4 *Public utilities*

Front Yard

480.5 No front yard shall be required.

Front Setback

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

Rear Yard

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

Rear Setback

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

Side Yards

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

Side Setbacks

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

Floor Space Ratio

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

Site Coverage

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

Off-Street Parking

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

Off-Street Loading

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

Distance Between Buildings or Portion of Buildings on the Same Site

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

Useable Open Space

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

481. Victoria Hill Comprehensive Development Districts (RM-CD-5)

(BYLAW 7152, 2007)

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

Permitted Uses

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

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

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

481.4 *Home based business*

481.5 *Public utilities*

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

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;

d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;

e) shall not occupy more than ten percent (10%) of the site area;

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

g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Density

481.7 The maximum floor space ratio shall not exceed 3.53.

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

Height

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

Site Coverage

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

Siting of Buildings

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

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

Off-Street Parking

481.12 A total of 293 parking spaces are required.

Usable Open Space

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

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 *Deleted* **(BYLAW 8575, 2026)**

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

509.9 *Commercial schools*

509.10 *Deleted* **(BYLAW 8575, 2026)**

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* **(BYLAW 8575, 2026)**

509.14.1 *Printing and publishing* **(BYLAW 8575, 2026)**

509.15 *Retail stores*

509.15.1 *Small-scale production* **(BYLAW, 8575, 2026)**

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

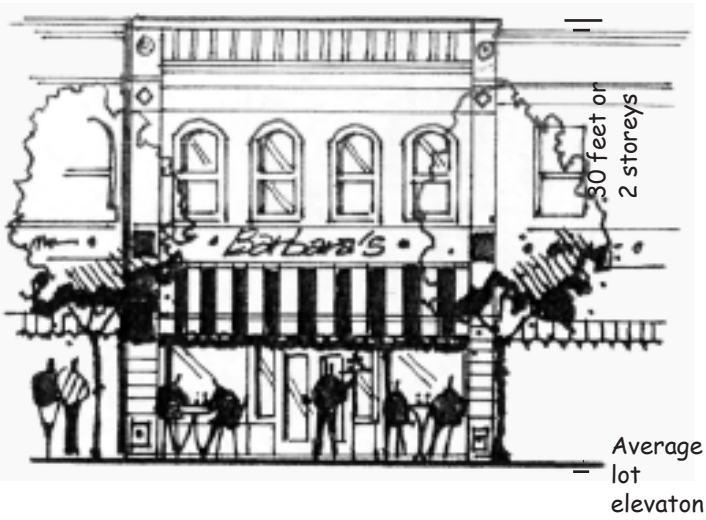
NEW WESTMINSTER

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.

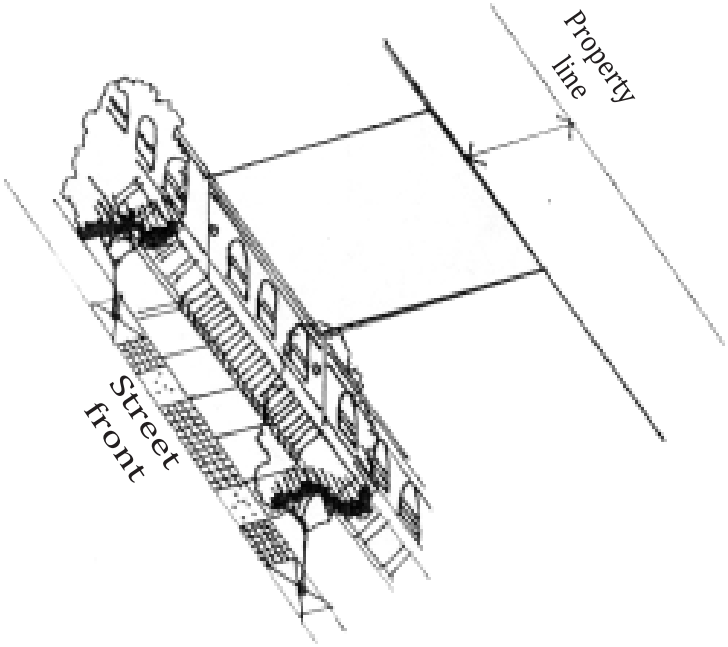


2. YARDS

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

NEW WESTMINSTER

C-1

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.

City of New Westminster
Phone: (604) 527-4532
Fax: (604) 527-4511
Web: www.newwestcity.ca

510 Local Commercial Districts

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

NEW WESTMINSTER

C-1

Permitted Uses

510.2 The following uses and no others shall be permited 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 *Restaurants, excluding drive-in restaurants and drive through restaurants;* **(BYLAW 7478, 2011; 8575, 2026)**

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*

510.14 *Personal service establishments* **(BYLAW 8575, 2026)**

510.14.0.1 *Printing and publishing* **(BYLAW 8575, 2026)**

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 *Deleted* **(BYLAW 6991, 2005; 8575, 2026)**

510.16 *Retail stores*

510.16.1 *Small-scale production* **(BYLAW 8575, 2026)**

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;

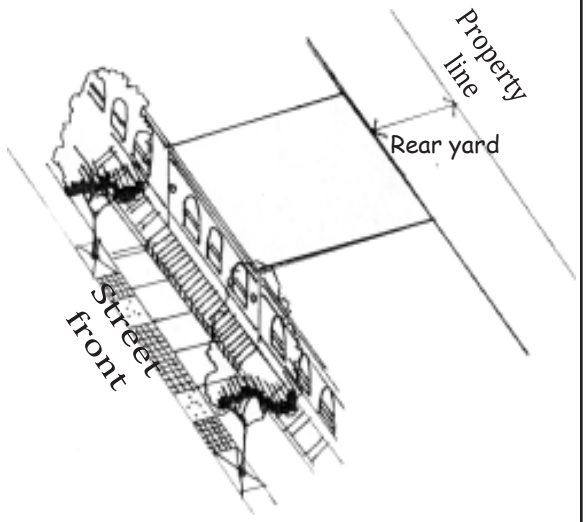
c) if a side yard be provided where not required by the provisions of this Bylaw, such side yard shall be not less than 10 feet (3.05 metres) in width.

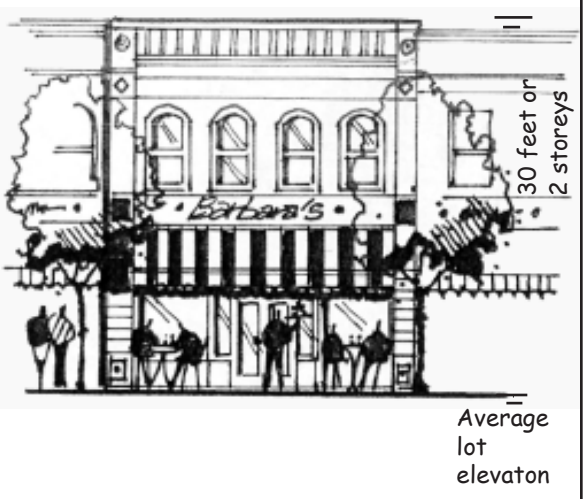
Height

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 *Restaurants, excluding drive-in restaurants and drive-through restaurants* **(BYLAW 7478, 2011; 8575, 2026)**

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* **(BYLAW 8575, 2026*)***

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

511.7.1 *Small-scale production* **(BYLAW 8575, 2026)**

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 consisiting of pedestrian-oriented commercial businesses and two storeys of residential development above.

Key Information:

Building Height: 40 feet or 3 storeys maximum.

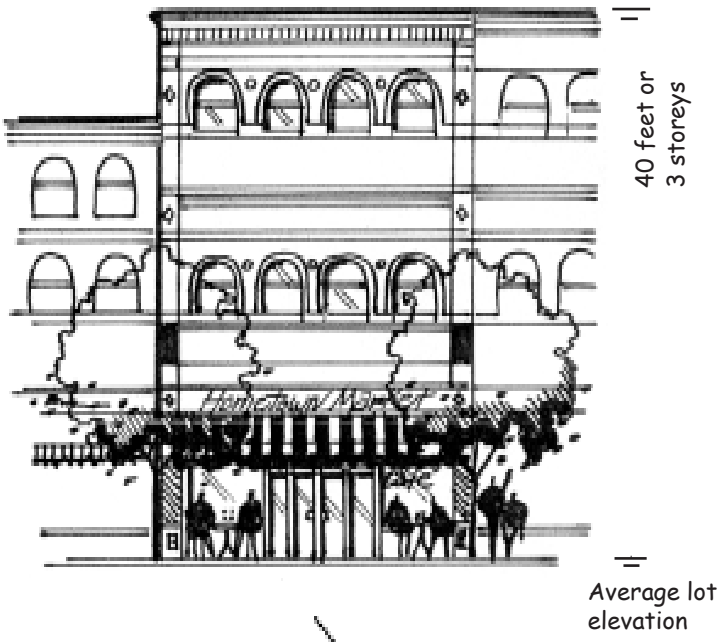
NEW WESTMINSTER

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.

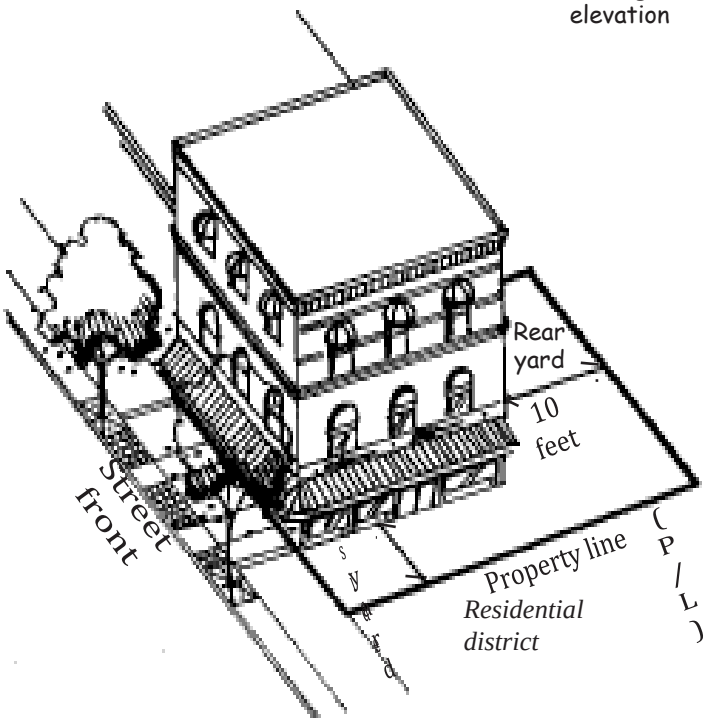


2. YARDS

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.

City of New Westminster
Phone: (604) 527-4532 Fax: (604) 527-4511
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.

NEW WESTMINSTER

C-2

Permitted Uses

512.2 The following principal and accessory uses are permitted in the C-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. **(BYLAW 8575, 2026)**

Permitted Principal Uses	Active Use Restrictions Apply	Use-Specific Regulations
Animal grooming and daycare facilities		
Animal hospitals and veterinary clinics		
Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores, and *used music store*		
Art studios	✓	
Banks	✓	
Business and professional offices	✓	
Restaurants	✓	✓
Car washing establishments	✓	
Child care in a non-residential *building* or portion of a non-residential *building*	✓	✓
Commercial school	✓	
Healthcare cluster uses	✓	
Hotels		✓
Multiple dwelling	✓	✓
Personal service establishments		
Printing and publishing	✓	
Public assembly and entertainment use	✓	
Public transportation depots	✓	
Retail stores		
Small-scale production	✓	✓
Taxi offices	✓	
Television studios	✓	
Video stores		

Permitted Accessory Uses	Active Use Restrictions Apply	Use-Specific Regulations
Accessory uses to permitted *principal uses*	✓	
Accessory recycling return centre		✓
Home-based businesses		✓

512.2.1 Deleted; **(BYLAW 7308, 2009: 8575, 2026)**

Conditions of Use

512.3 Residential uses are permitted where contained in the same building with and additional to any of the non-residential uses, provided that no portion of the *first storey* or any *storey* below this level shall be used for residential purposes except for entrance and passageways to such *dwelling units*. **(BYLAW 7058, 2005; 8575, 2026)**

512.3.1 *Deleted;* **(BYLAW 7058, 2005; 8575, 2026)**

512.4 Restaurants excludes drive-in restaurants and drive-through restaurants.

(BYLAW 8575, 2026)

512.5 Health-focused research and laboratory facilities enabled through *healthcare cluster uses* shall only be permitted in Sapperton Special Employment Area as identified in the Official Community Plan. **(BYLAW 8287, 2021; 8575, 2026)**

512.6 *Deleted;*

512.7 *Deleted;* **(BYLAW 7308, 2009; 8575, 2026)**

512.8 *Deleted;* **(BYLAW 8287, 2021; 8575, 2026)**

512.9 *Deleted;* **(BYLAW 8287, 2021; 8575, 2026)**

512.10 *Deleted;*

512.11 *Deleted;* **(BYLAW 7478, 2011; 8575, 2026)**

512.12 *Deleted;*

512.13 *Deleted;*

512.14 *Deleted;*

512.15 *Deleted* **(BYLAW 8287, 2021; 8575, 2026)**

512.16 *Deleted;*

512.17 *Deleted;* **(BYLAW 8287, 2021; 8575, 2026)**

512.18 *Deleted;*

512.19 *Deleted;* **(BYLAW 8287, 2021; 8575, 2026)**

512.20 *Deleted;* **(BYLAW 8172, 2020; 8575, 2026)**

512.21	*Deleted;*	
512.22	*Deleted;*	
512.23	*Deleted;*	
512.24	*Deleted;*	**(BYLAW 8287, 2021; 8575, 2026)**
512.25	*Deleted*	**(BYLAW 8287, 2021; 8575, 2026)**
512.26	*Deleted;*	**(BYLAW 7273, 2008; 8575, 2026)**
512.27	*Deleted;*	
512.27.1	*Deleted;*	*(***BYLAW 8287, 2021; 8575, 2026)**
512.28	*Deleted;*	
512.29	*Deleted;*	
512.30	*Deleted;*	**(BYLAW 6991, 2005; 8575, 2026)**
512.31	*Deleted;*	
512.32	*Deleted;*	**(BYLAW 8287, 2021; 8575, 2026)**
512.33	*Deleted;*	
512.34	*Deleted;*	**(BYLAW 8287, 2021; 8575, 2026)**
512.35	*Deleted;*	**(BYLAW 7058, 2005; 8575, 2026)**
512.36	*Deleted;*	
512.37	*Deleted.*	

(BYLAW 8575, 2026)

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.

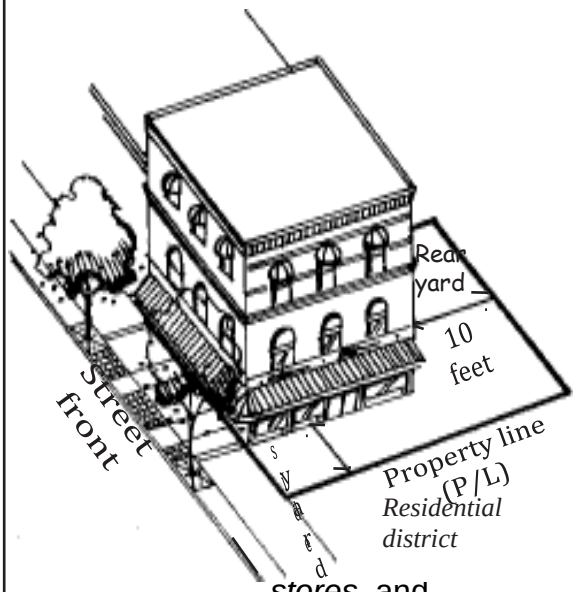
Off-Street Parking

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)

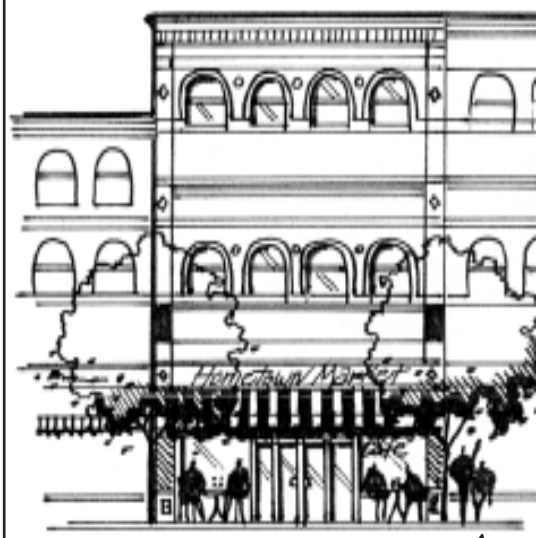
Off-Street Loading

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.



stores, and *used music store*

Art studios	✓
Banks	✓
Business and professional offices	✓
	✓
	✓
	✓
	✓
	✓
Hotels	
Multiple dwelling	✓
Personal service establishments	



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 principal and accessory uses are permitted in the (C-2A) 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.

(BYLAW 8575, 2026)

Permitted Principal Uses	Active Use Restrictions Apply	Use-Specific Regulations
Animal grooming and daycare facilities		
Animal hospitals and veterinary clinics		
Animal boarding		✓
Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores, and *used music store*		
Art studios	✓	
Banks	✓	
Business and professional offices	✓	
Restaurants	✓	✓
Car washing establishments	✓	
Child care in a non-residential *building* or portion of a non-residential *building*	✓	✓
Commercial school	✓	
Healthcare cluster uses	✓	
Hotels		✓
Multiple dwelling	✓	✓
Personal service establishments		
Printing and publishing	✓	
Public assembly and entertainment use	✓	
Public transportation depots	✓	
Retail stores		
Small-scale production	✓	✓
Taxi offices	✓	

Television studios	✓	
Video stores		

Permitted Accessory Uses	Active Use Restrictions Apply	Use-Specific Regulations
Accessory uses to permitted *principal uses*	✓	
Accessory recycling return centre		✓
Home-based businesses		✓

(BYLAW 8575, 2026)

Conditions of Use

513.3 Residential uses are permitted where contained in the same building with and additional to any of the non-residential uses, provided that no portion of the *first storey* or any *storey* below this level shall be used for *residential* purposes except for entrance and passageways to such *dwelling units*. **(BYLAW 7308, 2009; 8575, 2026)**

513.3.1 Deleted; **(BYLAW 7058, 2005; 8575, 2026)**

513.3.2 Deleted; **(BYLAW 7785, 2015; 8575, 2026)**

513.4 *Restaurants* excludes drive-in restaurants and drive-through restaurants*;* **(BYLAW 7058, 2005; 8575, 2026)**

513.5 *Animal Boarding* is permitted 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 8575, 2026)**

513.6 Health-focused research and laboratory facilities enabled through *healthcare cluster uses* shall only be permitted in Sapperton Special Employment Area as identified in the Official Community Plan. **(BYLAW 8287, 2021; 8575, 2026)**

513.7 *Deleted;*

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

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

513.10 *Deleted;*

513.11 *Deleted;* **(BYLAW 7478, 2011; 8575, 2026)**

513.12 *Deleted;*

513.13 *Deleted;*

513.14	*Deleted;*	
513.15	*Deleted*	**(BYLAW 8287, 2021; 8575, 2026)**
513.16	*Deleted;*	
513.17	*Deleted*	**(BYLAW 8287, 2021; 8575, 2026)**
513.18	*Deleted;*	
513.19	*Deleted*	**(BYLAW 8287, 2021; 8575, 2026)**
513.20	*Deleted;*	**(BYLAW 8172, 2020; 8575, 2026)**
513.21	*Deleted;*	
513.22	*Deleted;*	
513.23	*Deleted;*	
513.24	*Deleted;*	**(BYLAW 8287, 2021; 8575, 2026)**
513.25	*Deleted;*	**(BYLAW 8287, 2021; 8575, 2026)**
513.26	*Deleted;*	**(BYLAW 7273, 2008; 8575, 2026)**
513.27	*Deleted;*	
513.27.1	*Deleted;*	**(BYLAW 8287, 2021; 8575, 2026)**
513.28	*Deleted;*	
513.29	*Deleted;*	
513.30	*Deleted;*	**(BYLAW 6991, 2005; 8575, 2026)**
513.31	*Deleted;*	
513.32	*Deleted;*	**(BYLAW 8287, 2021; 8575, 2026)**
513.33	*Deleted;*	
513.34	*Deleted*	**(BYLAW 8287, 2021; 8575, 2026)**
513.35	*Deleted;*	**(BYLAW 7058, 2005; 8575, 2026)**
513.36	*Deleted;*	
513.37	*Deleted.*	

(BYLAW 8575, 2026)

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; 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 principal and accessory uses are permitted in the C-3 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.

(BYLAW 8575, 2026)

Permitted Principal Uses	Active Use Restrictions Apply	Use-Specific Regulations
Animal grooming and daycare facilities		
Animal hospitals and veterinary clinics		
Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores, and *used music store*		
Art studios	✓	
Banks	✓	
Business and professional offices	✓	
Restaurants	✓	✓
Child care in a non-residential *building* or portion of a non-residential *building*	✓	✓
Commercial school	✓	
Funeral parlours	✓	
Healthcare cluster uses	✓	
Hotels		✓
Multiple dwelling	✓	✓
Personal service establishments		
Printing and publishing	✓	
Public assembly and entertainment use	✓	
Public transportation depots	✓	
Retail stores		
Single detached dwellings	✓	
Small-scale production	✓	✓

Taxi offices	✓	
Video stores		

Permitted Accessory Uses	Active Use Restrictions Apply	Use-Specific Regulations
Accessory uses to permitted *principal uses*	✓	
Accessory recycling return centre		✓
Home-based businesses		✓

(BYLAW 8575, 2026)

514.2.1 Deleted. **(BYLAW 7308, 2009; 8575, 2026)**

Alternate Zoning District

514.3 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 8575, 2026)**

514.4 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 7058, 2005; 8575, 2026)**

514.4.1 Deleted. **(BYLAW 7058, 2005; 8575, 2026)**

Conditions of Use

514.5 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.

514.6 Residential uses are permitted where contained in the same building with and additional to any of the non-residential uses, provided that no portion of the *first storey* or any *storey* below this level shall be used for *residential* purposes except for entrance and passageways to such *dwelling* units. **(BYLAW 8287, 2021; 8575, 2026)**

514.7 *Restaurants* excludes drive-in restaurants and drive-through restaurants.

514.8 *Deleted.* **(BYLAW 7308, 2009; 8575, 2026)**

514.9 Health-focused research and laboratory facilities enabled through *healthcare cluster uses* shall only be permitted in Sapperton Special Employment Area as identified in the Official Community Plan. **(BYLAW 8287, 2021; 8575, 2026)**

514.10 *Deleted;* **(BYLAW 8287, 2021; 8575, 2026)**

514.11 *Deleted;* **(BYLAW 8287, 2021; 8575, 2026)**

514.12	*Deleted;*	
514.13	*Deleted;*	**(BYLAW 7478, 2011; 8575, 2026)**
514.14	*Deleted;*	
514.15	*Deleted;*	
514.16	*Deleted*	**(BYLAW 8287, 2021; 8575, 2026**
514.17	*Deleted;*	
514.18	*Deleted*	**(BYLAW 8287, 2021; 8575, 2026)**
514.19	*Deleted;*	
514.20	*Deleted;*	
514.21	*Deleted;*	**(BYLAW 8287, 2021; 8575, 2026)**
514.22	*Deleted;*	**(BYLAW 8172, 2020; 8575, 2026)**
514.23	*Deleted;*	
514.24	*Deleted;*	
514.25	*Deleted;*	
514.26	*Deleted*	**(BYLAW 8287, 2021; 8575, 2026**
514.27	*Deleted*	**(BYLAW 8287, 2021; 8575, 2026**
514.28	*Deleted;*	**(BYLAW 7273, 2008; 8575, 2026**
514.29	*Deleted;*	
514.30	*Deleted;*	
514.30.1	*Deleted;*	**(BYLAW 8287, 2021; 8575, 2026)**
514.31	*Deleted;*	
514.32	*Deleted;*	
514.33	*Deleted;*	**(BYLAW 6991, 2005; 8575, 2026)**
514.33.1	*Deleted;*	**(BYLAW 7936, 2017; 8575, 2026)**
514.34	*Deleted;*	
514.35	*Deleted;*	**(BYLAW 8287, 2021; 8575, 2026)**
514.36	*Deleted;*	

514.37 *Deleted* **(BYLAW 8287, 2021; 8575, 2026)**

514.38 *Deleted;* **(BYLAW 7058, 2005; 8575, 2026)**

514.39 *Deleted;*

514.40 *Deleted;*

514.40.1 *Deleted;* **(BYLAW 6702, 2001; 8575, 2026)**

514.40.2 *Deleted;* **(BYLAW 6701, 2001; 8575, 2026)**

514.40.3 *Deleted.* **(BYLAW 7767, 2015; 8575, 2026)**

(BYLAW 8575, 2026)

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)

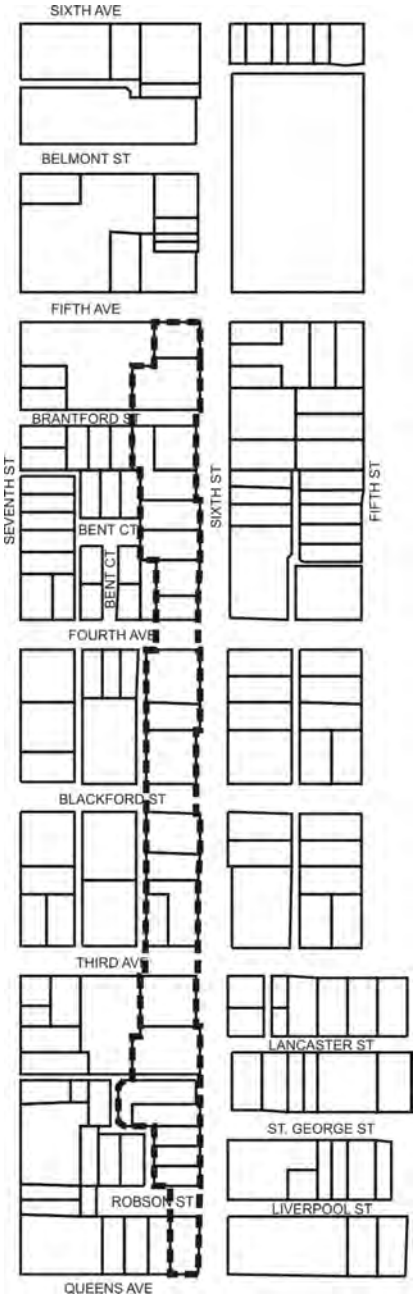


(B/L 6702, 2001)

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

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 *Restaurants, excluding drive-in restaurants and drive-through restaurants* **(BYLAW 7478, 2011; 8575, 2026)**

515.12 *Deleted* **(BYLAW 8575, 2026)**

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 *Deleted* **(BYLAW 8575, 2026)**

515.18 *Funeral parlours*

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

515.20 *Deleted* **(BYLAW 8172, 2020)**

515.21	*Hotels*	
515.21.1	*Home based business*	**(BYLAW 7924, 2018)**
515.22	*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*	
515.23	*Deleted*	**(BYLAW 8287, 2021)**
515.24	*Deleted*	**(BYLAW 8287, 2021)**
515.25	*Deleted;*	**(BYLAW 7272, 2008)**
515.26	*Personal service establishments*	**(BYLAW 8575, 2026)**
515.27	*Printing and publishing*	**(BYLAW 8575, 2026)**
515.21.1	*Public assembly and entertainment use;*	**(BYLAW 8287, 2021)**
515.28	*Public transportation depots*	
515.29	*Retail sale of new automobile parts and accessories*	
515.30	*Retail stores*	**(BYLAW 6991, 2005)**
515.30.1	*Small-scale production*	**(BYLAW 8575, 2026)**
515.31	*Art Studios*	**(BYLAW 8575, 2026)**
515.32	*Deleted*	**(BYLAW 8287, 2021)**
515.33	*Taxi offices*	
515.34	*Deleted*	**(BYLAW 8287, 2021)**
515.35	*Deleted.*	**(BYLAW 7058, 2005)**
515.36	*Video stores*	
515.37	*Accessory buildings and uses*	

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 than 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		
Square Feet	Square Metres	Square Feet	Square Metres	Maximum Number of Units
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.
(BYLAW 8575, 2026)

Permitted Principal Uses	Active Use Restrictions Apply	Use Specific Regulations
Animal grooming and daycare facilities;		
Animal hospitals and veterinary clinics;		
Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores, and used music store;		
Art studios	✓	
Banks;	✓	
Business and professional offices;	✓	
Restaurants;	✓	✓
Child care;	✓	
Commercial school;	✓	
Congregate housing;		✓
Deleted; **(BYLAW 8575, 2026)**		
Duplex;	✓	
Government institutions including educational and judicial facilities;	✓	
Deleted **(BYLAW 8172, 2020)**		
Hotels;		✓

Deleted; **(BYLAW 8575, 2026)**		

Live-work unit;		✓
Marinas;	✓	
Multiple dwelling;	✓	✓
Personal service establishments;		
Printing and publishing;	✓	
Public assembly and entertainment uses;	✓	
Public transportation depots;	✓	
Public utilities;		
Retail sale of automobiles, and servicing of automobiles;	✓	
Retail stores;		
Single Detached Dwellings;	✓	
Small-scale brewery or distillery;	✓	✓
Small-scale production	✓	✓
Taxi offices;	✓	
Video stores;		
Deleted **(BYLAW 8495, 2025)**		

Permitted Accessory Uses	**Active Use Restrictions Apply**	**Use Specific Regulations**
Accessory uses to permitted *principal uses*;	✓	
Accessory Recycling Return Centre;		✓
Child care in accordance with Section 170.13 of this Bylaw;		✓
Home based businesses;		✓

(BYLAW 8575, 2026)

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. **BYLAW 7936, 2017**

520 .4 A *duplex* use shall conform to the regulations in the RT-1 zoning district.

520 .5 Restaurants shall not include drive-in and drive-through restaurants;

(BYLAW 8575, 2026)

520 .6 Deleted; **(BYLAW 8575, 2026)**

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 functions are permitted on open sites.

520 .8 Residential uses are only permitted at grade level in areas not designated 'Mixed-Use High Density' or 'Columbia Historic Mixed-Use' in the Downtown Community Plan except for entrances and passageways to such *dwelling units.* **BYLAW 7779, 2015**

(BYLAW 8575, 2026)

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 *dwellings*, *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 *Restaurants, excluding drive-in restaurants and drive-through restaurants* **(BYLAW 7478, 2011; 8575, 2026)**

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

521.8 *Deleted;* **(BYLAW 8575, 2026)**

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 *Deleted;* **(BYLAW 8575, 2026)**

521.12 *Personal service establishments;* **(BYLAW 8575, 2026)**

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

521.14 *Retail stores;* **(BYLAW 6991, 2005)**

521.*14.1* *Small-scale brewery or distillery;* **(BYLAW 8575, 2026)**

521.14.2 *Small-scale production* **(BYLAW 8575, 2026)**

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.

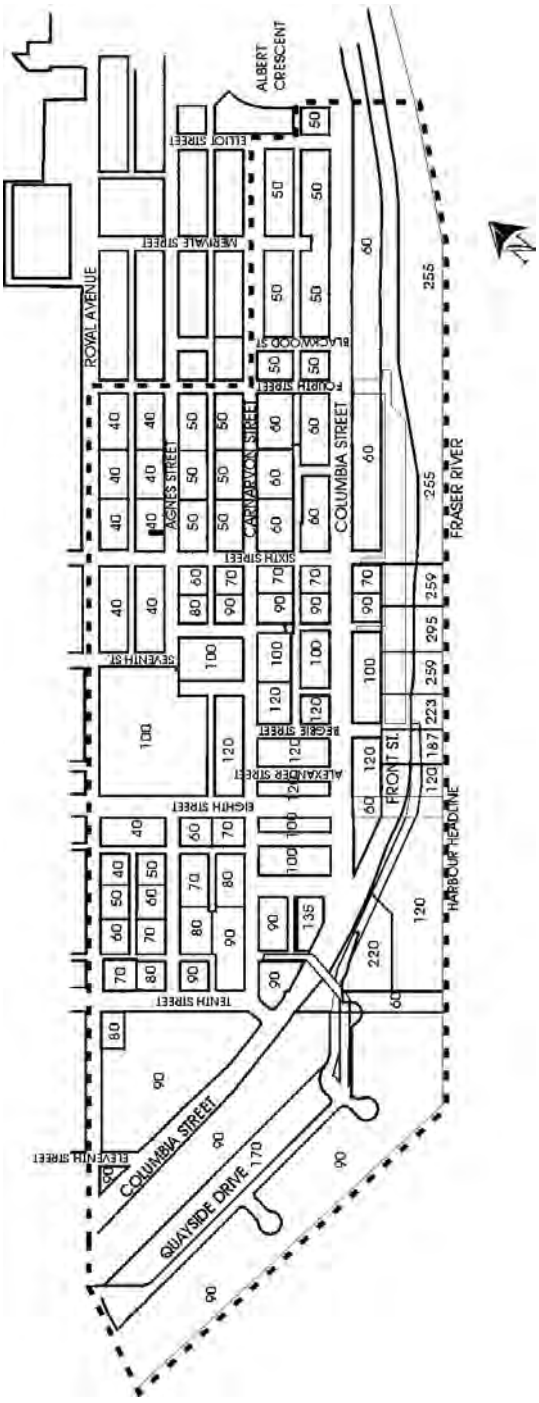
Off-Street Loading

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 *Restaurants, excluding drive-in restaurants and drive-through restaurants;* **(BYLAW 7478, 2011; 8575, 2026)**

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)**

522.9.1 *Small-scale brewery or distillery* **(BYLAW 8575, 2026)**

522.9.2 *Small-scale production* **(BYLAW 8575, 2026)**

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, in accordance with the Active Use Restrictions contained in this Bylaw, and residential uses supporting the role of Downtown as a Regional Town Centre. **(BYLAW 8575, 2026)**

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.

523.2.1 **The Conditions of Use** set out in section 190.58 do not apply to public transportation depot located on the *first storey*. **(BYLAW 8575, 2026)**

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)**

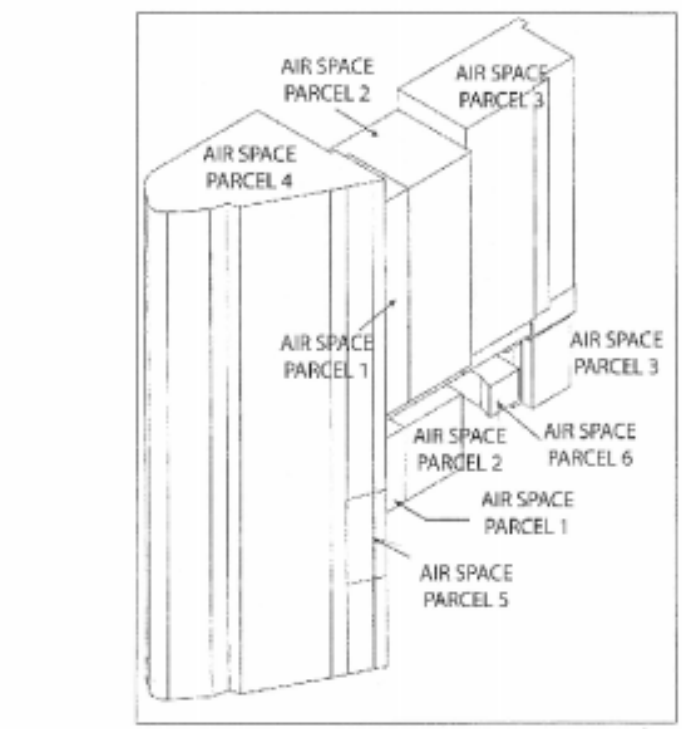
523.4 **Density**: In this C-4C Zone, for the parcels of land and air space parcels described in the first column of Table A below and whose general locations are indicated in the drawings below the Table, the maximum residential floor space, maximum total floor space, and maximum number of housing units 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 *Restaurants, excluding drive-in restaurants and drive-through restaurants;* **(BYLAW 7478, 2011; 8575, 2026)**

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;*

529.13.1 *Small-scale production;* **(BYLAW 8575, 2026)**

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)

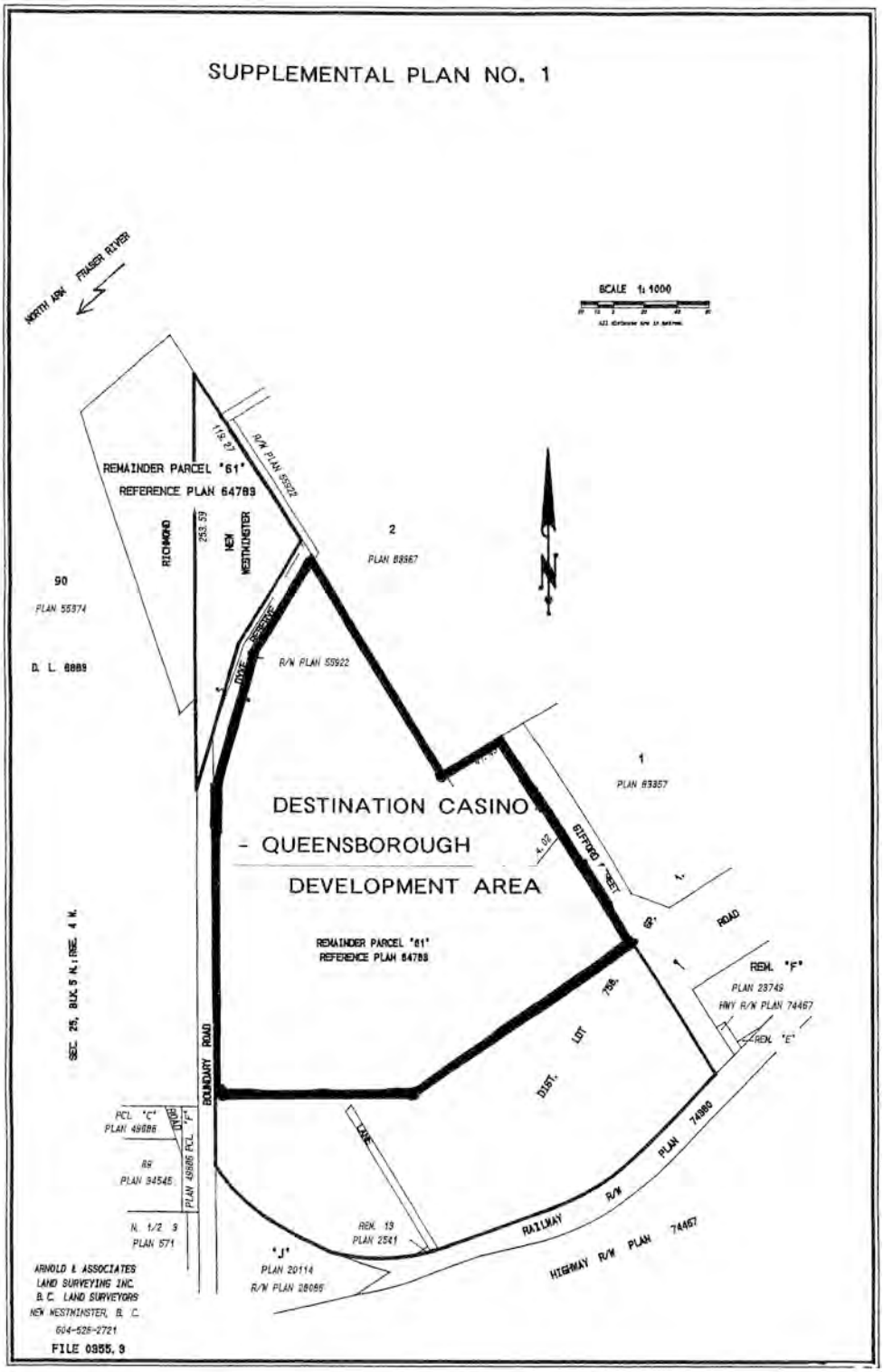
a) one parking space shall be provided for each 110.0 square feet (10.2 square metres) of gross floor area for the Destination Casino - Queensborough use.

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 *Business and professional office* (**BYLAW 8575, 2026)**

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

531.10.1 *Small-scale production* **(BYLAW 8575, 2026)**

531.11 *Uses customarily incidental to any of the above uses such as personal service establishments and restaurants where these uses occupy no more than fifty percent (50%) of the ground floor* **(BYLAW 8575, 2026)**

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 principal and accessory uses are permitted in the C-6 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Active Use Restrictions Apply	Use-Specific Regulations
Art studios	✓	
Banks	✓	
Business and professional offices	✓	
Restaurants	✓	✓
Child care in a non-residential *building* or portion of a non-residential *building*	✓	✓
Commercial school	✓	
Duplex	✓	
Hotels		✓
Multiple dwelling	✓	✓
Personal service establishments		
Printing and publishing	✓	
Public assembly and entertainment use	✓	
Retail stores		
Single detached dwellings	✓	
Small-scale production	✓	✓

Permitted Accessory Uses	Active Use Restrictions Apply	Use-Specific Regulations
Accessory uses to permitted *principal uses*	✓	
Home-based businesses		✓

(BYLAW 8575, 2026)

Conditions Of Use

532.3 Restaurants excludes drive-in restaurants and drive-through restaurants

(BYLAW 8575, 2026)

532.4 *Deleted*; **(BYLAW 8575, 2026)**

532.5 *Deleted;* **(BYLAW 7478, 2011; 8575, 2026)**

532.6 *Deleted;*

532.7 *Deleted;*

532.8 *Deleted;*

532.9 *Deleted;*

532.10 *Deleted;* **(BYLAW 8172, 2020; 8575, 2026)**

532.11 *Deleted;*

532.12 *Deleted;*

532.13 *Deleted;*

532.14 *Deleted;*

532.15 *Deleted;*

532.16 *Deleted;*

532.17 *Deleted;*

532.18 *Deleted;* **(BYLAW 6691, 2005; 8575, 2026)**

532.19 *Deleted;*

532.20 *Deleted;*

(BYLAW 8575, 2026)

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 a

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 principal and accessory uses are permitted in the C-8 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.

(BYLAW 8575, 2026)

Permitted Principal Uses	Active Use Restrictions Apply	Use-Specific Regulations
Animal grooming and daycare facilities		
Animal hospitals and veterinary clinics		
Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores, and *used music store*		
Art studios	✓	
Business and professional offices	✓	
Restaurants	✓	✓
Child care	✓	✓
Commercial school	✓	
Congregate care, assisted living for seniors		✓
Film, television, and recording studios	✓	
Hotels		✓
Live-work unit		✓
Multiple dwelling	✓	✓
Personal service establishments		
Private schools	✓	
Public assembly and entertainment use	✓	
Retail stores		
Small-scale brewery or distillery	✓	✓

Small-scale production	✓	✓
Student housing		✓

Permitted Accessory Uses	Active Use Restrictions Apply	Use-Specific Regulations
Accessory uses to permitted *principal uses*	✓	
Home-based businesses		✓

(BYLAW 8575, 2026)

540.3.1 *Deleted;* **(BYLAW 7058, 2005; 8575, 2026)**

541.3.2 *Deleted ;* **(BYLAW 7058, 2005; 8575, 2026)**

Conditions of Use

540.4 Residential uses are permitted where contained in the same building with and additional to any of the non-residential uses, provided that no portion of the *first storey* or any *storey* below this level shall be used for *residential* purposes except for entrance and passageways to such *dwelling units;* **(BYLAW 8575, 2026)**

540.5 *Restaurants* excludes drive-in restaurants and drive-through restaurants. **(BYLAW 7697, 2014; 8575, 2026)**

540.6 *Deleted;*

540.7 *Deleted;* **(BYLAW 7478, 2011; 8575, 2026**

540.8 *Deleted;*

540.9 *Deleted;*

540.10 *Deleted;*

540.11 *Deleted;*

540.12 *Deleted;*

540.12.1 *Deleted;* **(BYLAW 6725, 2002; 8575, 2026)**

540.13 *Deleted;*

540.14 *Deleted;*

540.15 *Deleted;*

540.16 *Deleted;*

540.16.1 *Deleted;* **(B/L 7697, 2014; 8575, 2026**

540.17 *Deleted;*

540.18 *Deleted;*

540.19 *Deleted;*

540.20 *Deleted;*

540.21 *Deleted;*

540.22 *Deleted;*

540.23 *Deleted;*

540.24 *Deleted;* **(BYLAW 6991, 2005; 8575, 2026)**

540.25 *Deleted;* **(BYLAW 7697, 2014; 8575, 2026)**

540.26 *Deleted;*

540.27 *Deleted;*

(BYLAW 8575, 2026)

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.

540.33

Facade Improvement in Accordance with Design Guidelines:

540.34 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.

540.35 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:

540.36 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:

540.37 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.

540.38 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

540.39 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

540.40 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.

540.41 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 no 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

540.42 There are no site coverage limitations.

Height

540.43 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

540.44 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

540.45 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

540.46 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

540.47 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

540.48 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

540.49 *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) 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) not withstanding 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)

540.50 *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.

540.51 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

540.52 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

540.53 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.

Rezonings

540.54 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;

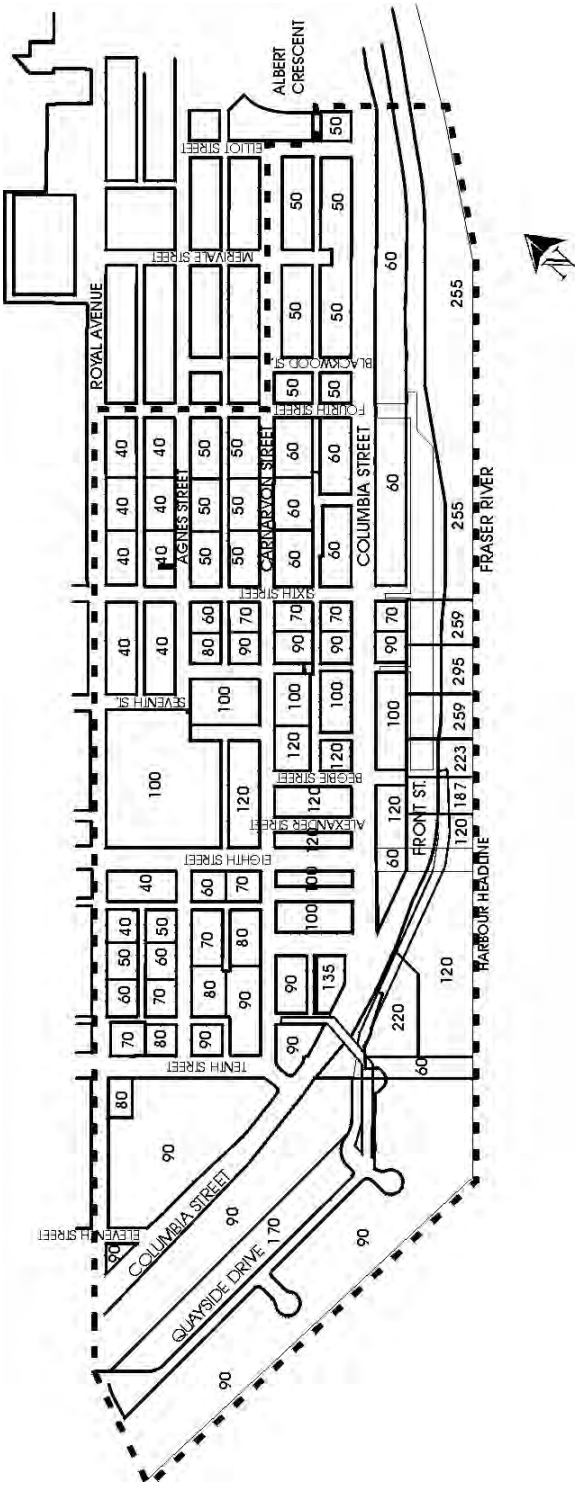
f) information on all uses;

g) drawings of all infrastructure.

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

Supplementary Plan 1

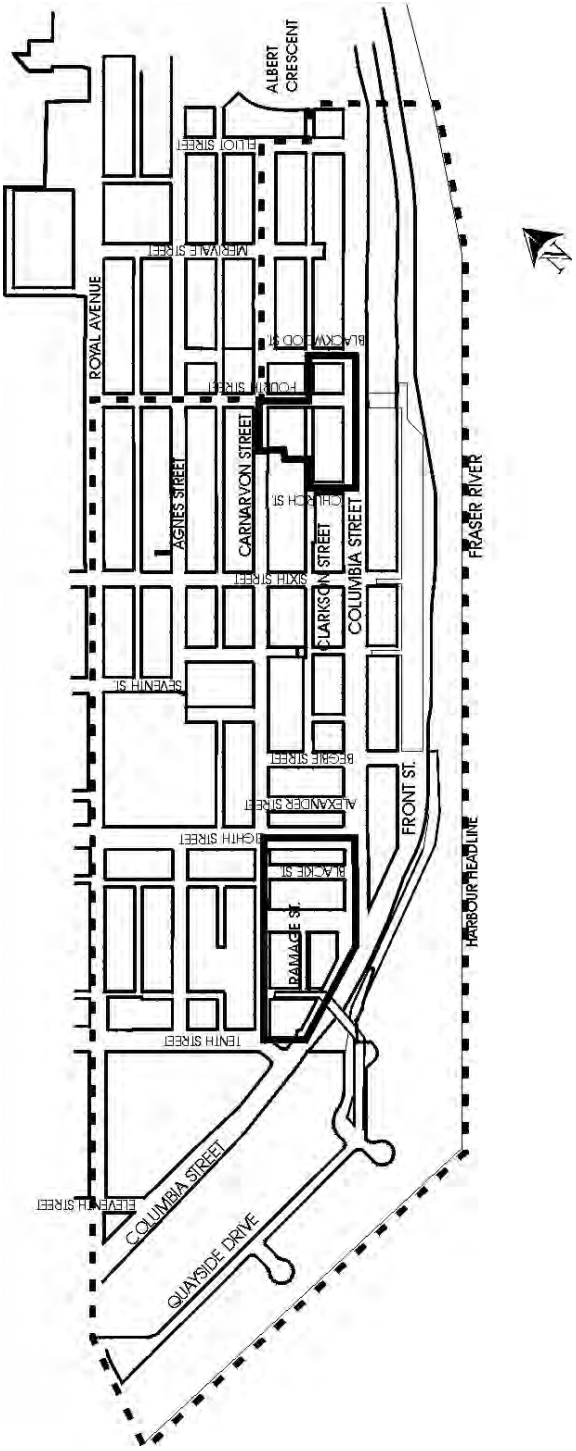
Maximum Permitted Building Height
Above Average Grade of Site (Measured in Feet)



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)**
543.1.2	*Amusement arcades;*	**(BYLAW 8411, 2025)**
543.1.3	*Animal boarding;*	**(BYLAW 8411, 2025)**
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	*Restaurants;*	**(BYLAW 8575, 2026)**
543.8.1	*Car washing establishments;*	**(BYLAW 8411, 2025)**
543.9	*Child care;*	
543.9.1	*Commercial schools;*	**(BYLAW 8411, 2025)**
543.9.2	*Delivery and express facilities;*	**(BYLAW 8411, 2025)**
543.10	*Factory Outlets;*	
542.10.0.1	*Film, television and recording studios*	**(BYLAW 8575, 2026)**
543.10.1	*Food and beverage manufacturing;*	**(BYLAW 8411, 2025)**
543.11	*Garden Centres;*	
543.12	*Fitness and wellness centres;*	**(BYLAW 8575, 2026)**
543.13	*Laboratories;*	
543.13.1	*Lounge endorsement area;*	**(BYLAW 8411, 2025)**

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 and publishing;*	**(BYLAW 8575, 2026)**
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;*	**(BYLAW 8411, 2025)**
543.26	*Deleted*	**(BYLAW 8575, 2026**
543.26.0	*Second hand stores;*	**(BYLAW 8411, 2025)**
543.26.1	*Self-Improvement School;*	**(BYLAW 8214, 2020)**
543.26.2	*Small-scale production*;	**(BYLAW, 8575, 2026)**
543.27	*Art studios;*	**(BYLAW 8575, 2026)**
543.27.1	*Trade schools;*	**(BYLAW 8411, 2025)**
543.28	*Deleted ;*	**(BYLAW 7058, 2005)**
543.29	*Video stores;*	
543.30	*Wholesaling;*	
543.31	*Accessory buildings and uses;*	

Conditions of Use

543.31.1 *Food and beverage manufacturing* must include a *lounge endorsement area*, a *retail store*, or a café or restaurant. **(BYLAW 8411, 2025)**

543.31.2 *Lounge endorsement area* shall only be permitted as an accessory use to *food and beverage manufacturing.* **(BYLAW 8411, 2025)**

543.31.3 No activities associated with *animal boarding*, including but not limited to exterior runs, feeding areas, or waste bin storage shall take place within the yards required by this bylaw. **(BYLAW 8411, 2025)**

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 principal and accessory uses are permitted in the CS-1 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.

(BYLAW 8575, 2026)

Permitted Principal Uses	Active Use Restrictions Apply	Use-Specific Regulations
Ambulance headquarters	✓	
Animal grooming and daycare facilities		
Art studios	✓	
Auction rooms	✓	
Banks	✓	
Business and professional offices	✓	✓
Boat and trailer showrooms, sales and rentals	✓	
Commercial school	✓	✓
Restaurants	✓	
Car washing establishments	✓	✓
Commercial nurseries (retail only)		
Delivery and express facilities	✓	
Drive-in businesses	✓	
Frozen food lockers	✓	
Funeral parlours	✓	
Healthcare cluster uses	✓	✓
Hotels		✓
Laboratories, scientific and research	✓	
Personal service establishments		
Printing and publishing	✓	
Public assembly and entertainment use	✓	
Public transportation depots	✓	
Retail building supply establishments		

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		
Retail stores		✓
Sales, rental, servicing and repairing of new or used automobiles, parts and accessories, but excludes automobile wrecking or storage of damaged vehicles	✓	
Second hand stores		
Small-scale production	✓	✓
Storage buildings and storage yards for building, electrical, heating, ventilating and air conditioning, painting, plumbing, refrigeration, roofing, septic tank and sign trade contractors	✓	
Taxi offices	✓	
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		
Trade schools	✓	
Truck and trailer sales and rental lots	✓	

Permitted Accessory Uses	Active Use Restrictions Apply	Use-Specific Regulations
Accessory uses to permitted *principal uses*	✓	

(BYLAW 8575, 2026)

550.2.1 Deleted; **(BYLAW 8225, 2020; 8575, 2026**

Conditions of Use

550.3 Restaurants excludes drive-in restaurants and drive-through restaurants on the portions of streets designated Active Frontage. **(BYLAW 7058, 2005; 8575, 2026)**

550.4 The following uses are only permitted on the portions of streets designated Active Frontage and as specified in section 190.58 and Appendix K (Active Frontage Overlay) of this Bylaw:

(a) Business and professional offices

(b) Commercial school

(c) Retail stores

(d) Small scale production

(BYLAW 8575, 2026)

550.5 Government institutions including education facilities enabled through healthcare cluster uses shall only be permitted in the Sapperton Special Employment Area as identified in the Official Community Plan. **(BYLAW 8575, 2026)**

550.6 *Deleted;*

550.7 *Deleted;*

550.8 *Deleted;*

550.9 *Deleted;*

550.10 *Deleted;*

550.11 *Deleted;*

550.12 *Deleted;*

550.13 *Deleted;*

550.14 *Deleted;*

550.15 *Deleted;*

550.16 *Deleted;* **(BYLAW 8172, 2020; 8575, 2026)**

550.17 *Deleted;*

550.18 *Deleted;*

550.19 *Deleted;* **(BYLAW 7103, 2006; 8575, 2026)**

550.20 *Deleted;*

550.21 *Deleted;*

550.22 *Deleted;*

550.23 *Deleted;* **(BYLAW 7273, 2008, 8287, 2021; 8575, 2026)**

550.24 *Deleted;*

550.25 *Deleted;*

550.26 *Deleted;* **(BYLAW 7008, 2005; 8575, 2026)**

550.27 *Deleted;*

550.28 *Deleted;* **(BYLAW 8436, 2024; 8575, 2026)**

550.29 *Deleted;*

550.30 *Deleted;*

550.31 *Deleted;*

550.32 *Deleted;*

550.33 *Deleted;*

550.34 *Deleted;*

550.35 *Deleted;*

(BYLAW 8575, 2026)

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.

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	✓
Restaurants	✓

(BYLAW 8575, 2026)

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.

551 .6 Restaurants: **BYLAW 8575, 2026**

(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: (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: (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

	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-1) (Low Rise)

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, photostatting, 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 upholstering, 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*
(BYLAW 8453, 2024; 8518, 2025)

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 *Restaurants, excluding drive-in restaurants and drive-through restaurants;*
(BYLAW 7478, 2011; 8575, 2026)

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 *Restaurants, excluding drive-in restaurants and drive-through restaurants;* **(BYLAW 7478, 2011; 8575, 2026)**

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, launderettes (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, in accordance with the Active Use Restrictions contained in this Bylaw, and three storeys of residential development above.

(BYLAW 8575, 2026)

Permitted Uses

573.2 In addition to the uses permitted in the C-2A District schedule, the following principal uses are permitted in the C-2L 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	Active Use Restrictions Apply	Use-Specific Regulations
Retail liquor store		✓

Conditions of Use

573.3 *Retail liquor store* shall not exceed 2,000 gross square feet of floor space (excluding refrigerated space); shall not permit consumption of alcoholic beverages on the premises; and, be owned by and located within 100 metres (328.1 feet) of a Licensed Liquor Primary establishment that sells alcoholic beverages, snacks and liquor-related items directly to the public no later than 11:00 p.m. or before 9:00 a.m. **(BYLAW 7058, 2005; 8575, 2026)**

573.3.1 *Deleted;* **(BYLAW 7058, 2005; 8575, 2026)**

573.4 *Deleted;*

573.5 *Deleted;* **(BYLAW 8287, 2021)**

573.6 *Deleted;*

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

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

573.9 *Deleted:*

573.10 *Deleted;* **(BYLAW 7478, 2011)**

573.11 *Deleted;*

573.12 *Deleted;*

573.13 *Deleted;*

573.14 *Deleted;* **(BYLAW 8287, 2021)**

573.15 *Deleted;*

573.16	*Deleted;*	**(BYLAW 8287, 2021)**
573.17	*Deleted;*	
573.18	*Deleted;*	**(BYLAW 8287, 2021)**
573.19	*Deleted*;	**(BYLAW 8172, 2020)**
573.20	*Deleted;*	
573.21	*Deleted;*	
573.22	*Deleted;*	
573.23	*Deleted;*	**(BYLAW 8287, 2021)**
573.24	*Deleted;*	**(BYLAW 8287, 2021)**
573.25	*Deleted;*	**(BYLAW 7273, 2008)**
573.26	*Deleted;*	
573.26.1	*Deleted;*	**(BYLAW 8287, 2021; 8575, 2026)**
573.27	*Deleted;*	
573.28	*Deleted;*	
573.29	*Deleted;*	**(BYLAW 7862, 2016; 8172, 2020; 8575, 2026)**
573.30	*Deleted;*	
573.31	*Deleted;*	
573.32	*Deleted;*	**(BYLAW 8287, 2021)**
573.33	*Deleted;*	
573.34	*Deleted*	**(BYLAW 8287, 2021)**
573.35	*Deleted.*	**(BYLAW 7058, 2005)**
573.36	*Deleted;*	
573.37	*Deleted.*	
		(BYLAW 8575, 2026)

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 in accordance with the Active Use Restrictions contained in this Bylaw and 143 residential units at 615 Belmont Street.**

(BYLAW 8575, 2026)

Permitted Uses

580.2 In the (C-CD-2) district, the uses permitted in the Community Commercial Districts (High Rise) (C-3) zone and no other uses, shall be permitted. **(BYLAW 8575, 2026)**

580.2.1	*Deleted;*	**(BYLAW 7308, 2009; 8575, 2026)**
580.3	*Deleted;*	
580.4	*Deleted;*	**(BYLAW 7058, 2005; 8575, 2026)**
580.4.1	*Deleted;*	**(BYLAW 7058, 2005; 8575, 2026)**
580.5	*Deleted;*	
580.6	*Deleted;*	**(BYLAW 8287, 2021; 8575, 2026)**
580.7	*Deleted;*	
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	*Deleted;*	
580.13	*Deleted;*	**(BYLAW 7478, 2011; 8575,2026)**
580.14	*Deleted;*	
580.15	*Deleted;*	
580.16	*Deleted;*	**(BYLAW 8287, 2021)**
580.17	*Deleted;*	
580.18	*Deleted ;*	**(BYLAW 8287, 2021)**
580.19	*Deleted;*	
580.20	*Deleted;*	
580.21	*Deleted;*	**(BYLAW 8287, 2021)**

580.22	*Deleted;*	**(BYLAW 8172, 2020)**
580.23	*Deleted;*	
580.24	*Deleted;*	
580.25	*Deleted;*	
580.26	*Deleted;*	**(BYLAW 8287, 2021)**
580.27	*Deleted;*	**(BYLAW 8287, 2021)**
580.28	*Deleted;*	**(BYLAW 7273, 2008)**
580.29	*Deleted;*	
580.30	*Deleted;*	
580.30.1	*Deleted;*	**(BYLAW 8287, 2021)**
580.31	*Deleted;*	
580.32	*Deleted;*	
580.33	*Deleted;*	**(BYLAW 6991, 2005)**
580.34	*Deleted;*	
580.35	*Deleted*	**(BYLAW 8287, 2021)**
580.36	*Deleted;*	
580.37	*Deleted*	**(BYLAW 8287, 2021)**
580.38	*Deleted.*	**(BYLAW 7058, 2005)**
580.39	*Deleted;*	
580.40	Deleted.	
		(BYLAW 8575, 2026)

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)

610. Public and Institutional Districts (Low Rise) (P-1)

610.1 The intent of this district is to allow institutional uses at a low density scale (floor space ratio of 0.6).

Permitted Uses

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

610.3 Cemeteries

610.4 Child care

610.5 Places of worship **(BYLAW 7924, 2018)**

610.6 Colleges, universities, technical and vocational schools

610.7 Community recreation facilities including ice arenas, stadiums, auditoriums, gymnasiums, curling rinks, swimming pools

610.8 Educational and philanthropic institutions

610.9 Fraternity or sorority houses

610.10 Hospitals including mental health facilities

610.11 Deleted **(BYLAW 8453, 2024)**

610.12 Parks and playgrounds

680.12.1 Deleted **(BYLAW 8043, 2018)**

610.13 Private schools

610.14 Public schools, public libraries, public museums, public art galleries

610.15 Accessory buildings and uses provided that all accessory buildings,

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;

d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;

e) shall not occupy more than ten percent (10%) of the site area;

f) if used solely for recreation or child care purposes and if attached to a principal building, shall be deemed to be an accessory building; **(BYLAW 8225, 2020)**

g) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Front Yard

610.16 A front yard shall be provided of not less than 25 feet (7.62 metres) in depth. Notwithstanding the above, the front yard for a middle school shall not be less than 15 feet (4.57 metres).

Rear Yard

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

Side Yards

610.18 A side yard shall be provided on each side of the site of not less than 15 feet (4.57 metres) in width except where a side yard is bounded by a street in which case the side yard shall be not less than 25 feet (7.62 metres). Notwithstanding the above, the side yard for a middle school shall not be less than 15 feet (4.57 metres).

Height

610.19 The height of a building shall not exceed 30 feet (9.14 metres) nor two storeys. Notwithstanding the above, the height of a building used for a middle school shall not be greater than four storeys or 50 feet (15.24 metres), whichever is the lesser.

Site Coverage

610.20 All principal buildings in total shall not cover more than forty percent (40%) of the site area. Notwithstanding anything else contained in this Bylaw, the site coverage for a middle school may be calculated by including in the site for this purpose only the area of a bordering public park.

Floor Space Ratio

610.21 The floor space ratio shall not exceed a factor of 0.6. Notwithstanding the above, the floor space ratio for a middle school shall not exceed 1.0.

Off-Street Parking

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

620. Public and Institutional Districts (Medium Rise) (P-2)

620.1 The intent of this district is to allow institutional uses at a medium density scale (floor space ratio of 1.0).

Permitted Uses

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

620.3 Cemeteries

620.4 Child care

620.5 Places of worship **(BYLAW 7924, 2018)**

620.6 Colleges, universities, technical and vocational schools

620.7 Community recreation facilities including ice arenas, stadiums, auditoriums, gymnasiums, curling rinks, swimming pools

620.8 Educational and philanthropic institutions

620.9 Fraternity or sorority houses

620.10 Hospitals including mental health facilities

620.11 Deleted **(BYLAW 8453, 2024)**

620.12 Parks and playgrounds

620.13 Private schools

620.14 Public schools, public libraries, public museums, public art galleries

620.15 Accessory buildings and uses provided that all accessory buildings,

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;

d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;

e) shall not occupy more than ten percent (10%) of the site area;

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

g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Front Yard

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

Rear Yard

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

Side Yards

620.18 A side yard shall be provided on each side of the site of not less than 15 feet (4.57 metres) in width plus twenty percent (20%) of the height of the building over 30 feet (9.14 metres) except where a side yard is bounded by a street in which case the side yard shall be not less than 25 feet (7.62 metres) and where a side yard of a school adjoins a park, in which case the side yard shall not be less than 5 feet (1.52 metres).

Height

620.19 The height of a building shall not exceed four storeys.

Site Coverage

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

Floor Space Ratio

620.21 The floor space ratio shall not exceed a factor of 1.0.

Off-Street Parking

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

a) for the site of the New Westminster Secondary School as set out in the 2011 School Plan and within the outline of the heavy black line shown on attached Map 1 – 275 spaces if a theatre of 650 seats is provided and 325 spaces if a theatre of 1,000 seats is provided;

b) for the site of the John Robson Middle School as set out in the 2011 School Plan and within the outline of the heavy black line shown on attached Map 2 – 40 spaces;

c) for the site of the Downtown Elementary School as set out in the 2011 School Plan and within the outline of the heavy black line shown on attached Map 3 – 40 spaces;

Bicycle Parking

620.23 Notwithstanding anything contained elsewhere in this Bylaw, bicycle parking shall be provided as follows:

a) for the site of the New Westminster Secondary School as set out in the 2011 School Plan and within the outline of the heavy black line shown on attached Map 1 – 233 spaces, of which 103 would be long-term and 130 would be short-term.

Off-Street Loading

620.24 Notwithstanding anything contained elsewhere in this Bylaw, off-street loading shall be provided as follows:

a) for the site of the New Westminster Secondary School as set out in the 2011 School Plan and within the outline of the heavy black line shown on attached Map 1 – 3 bays.

b) for the site of John Robson Middle School as set out in the 2011 School Plan and within the outline of the heaby black line sown on attached Map 2 – 1 bay.

c) for the site of the Downtown Elementary School as set out in the 2011 School Plan and within the outline of the heavy black line shown on attached Map 3 – 1 bay.

630. Public and Institutional Districts (High Rise) (P-3)

630.1 The intent of this district is to allow institutional uses of a high density scale (floor space ratio of 1.6 plus bonuses).

Permitted Uses

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

630.3 Cemeteries

630.4 Child care

630.5 Places of worship **(BYLAW 7924, 2018)**

630.6 Colleges, universities, technical and vocational schools

630.7 Community recreation facilities including ice arenas, stadiums, auditoriums, gymnasiums, curling rinks, swimming pools

630.8 Educational and philanthropic institutions

630.9 Fraternity or sorority houses

630.10 Hospitals including mental health facilities

630.11 Deleted **(BYLAW 8453, 2024)**

630.12 Parks and playgrounds

630.13 Private schools

630.14 Public schools, public libraries, public museums, public art galleries

630.15 Accessory buildings and uses provided that all accessory buildings,

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;

d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;

e) shall not occupy more than ten percent (10%) of the site area;

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

g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Front Yard

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

Rear Yard

630.17 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.

630.18 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 Yards

630.19 A side yard shall be provided on each side of the site of not less than 15 feet (4.57 metres) in width plus an amount equal to twenty percent (20%) of the height of the building over 30 feet (9.14 metres) except where a side yard is bounded by a street in which case the side yard shall be not less than 25 feet (7.62 metres).

Height

630.20 The height of a building shall not exceed 180 feet (54.86 metres).

Site Coverage

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

Floor Space Ratio

630.22 The floor space ratio shall not exceed a factor of 1.6 provided that:

a) Where any Off-Street parking spaces are installed in or beneath the building or in an underground structure elsewhere on the site, the roof of the latter structure being below finished ground level of the site or the height datum for the site, then the maximum allowable floor space ratio is increased by adding to the said factor the product of 0.2 multiplied by the quotient of the total number of parking spaces so provided, divided by the total number of required parking spaces for the building or use, provided however that the added floor space ratio derived from the above calculation shall not exceed an amount equal to 0.4.

b) Where the site coverage is less than forty percent (40%), then the maximum allowable floor space ratio is increased by adding to the said factor the product of the number obtained by subtracting the actual percent site coverage from forty percent (40%) multiplied by 0.01.

Off-Street Parking

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

640. Residential Care Districts (Low Rise) (P-4)

640.1 The intent of this district is to allow low-rise residential care facilities.

Permitted Uses

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

640.3 Community care facilities

640.4 Continuing care

640.5 Housing units not exceeding 700 square feet (65.03 square metres) in gross floor area

640.6 Private hospitals

640.7 Accessory buildings and uses provided that all accessory buildings,

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;

d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;

e) shall not occupy more than ten percent (10%) of the site area;

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

g) shall not be located closer than distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

640.7.1 Parks and playgrounds

(**BYLAW 8436, 2024)**

Front Yard

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

Rear Yard

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

Side Yards

640.10 A side yard shall be provided on each side of the site of not less than 15 feet (4.57 metres) in width except where a side yard is bounded by a street in which case the side yard shall be not less than 25 feet (7.62 metres).

Height

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

Site Coverage

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

Floor Space Ratio

640.13 The floor space ratio shall not exceed a factor of 0.6.

Off-Street Parking

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

650. Residential Care Districts (Medium Rise) (P-5)

650.1 The intent of this district is to allow medium-rise residential care facilities.

Permitted Uses

650.2 The following uses and no others shall be permitted in the P-5 district:

650.3 Community care facilities

650.4 Continuing care

650.5 Housing units not exceeding 700 square feet (65.03 square metres) in area

650.6 Private hospitals

650.7 Accessory buildings and uses provided that all accessory buildings,

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;

d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;

e) shall not occupy more than ten percent (10%) of the site area;

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

g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

650.7.1 Parks and playgrounds

(BYLAW 8436, 2024)

Front Yard

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

Rear Yard

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

Side Yards

650.10 A side yard shall be provided on each side of the site of not less than 15 feet (4.57 metres) in width plus twenty percent (20%) of the height of the building over 30 feet (9.14 metres),

except where a side yard is bounded by a street in which case the side yard shall be not less than 25 feet (7.62 metres).

Height

650.11 The height of a building above datum shall not exceed 45 feet (13.72 metres) nor four storeys.

Site Coverage

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

Floor Space Ratio

650.13 The floor space ratio shall not exceed a factor of 1.0 provided that 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 the finished ground level of the site or the height datum for the site, then the maximum allowable floor space ratio is increased by adding to the preceding number the product of 0.3 multiplied by the quotient of the total number of parking spaces so provided, divided by the total number of required parking spaces, but the added floor space ratio shall not exceed 0.3.

Off-Street Parking

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

660. Group Care Districts (P-6)

660.1 The intent of this district is to allow group care facilities.

Permitted Uses

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

660.3 Child care

660.4 Child welfare facilities

660.5 Community care facilities

660.6 Continuing care

660.7 Detoxification centres

660.8 Group homes

660.9 Group living facilities

660.10 Private hospitals

660.11 Accessory buildings and uses provided that all accessory buildings,

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;

d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;

e) shall not occupy more than ten percent (10%) of the site area;

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

g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

660.11.1 Parks and playgrounds

(BYLAW 8436, 2024)

Front Yard

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

Rear Yard

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

Side Yards

660.14 A side yard shall be provided on each side of the site of not less than 15 feet (4.57 metres) in width except where a side yard is bounded by a street in which case the side yard shall be not less than 25 feet (7.62 metres).

Height

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

Site Coverage

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

Floor Space Ratio

660.17 The floor space ratio shall not exceed a factor of 0.6.

Off-Street Parking

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

670. Corrections Districts (P-7)

670.1 The intent of this district is to allow correctional facilities.

Permitted Uses

670.2 The following uses and no others shall be permitted in the P-7 district:

670.3 Detention homes

670.4 Detoxification centres

670.5 Drug addiction treatment centres

670.6 Housing units as part of an institutional complex

670.7 Prisons

670.8 Reformatories

670.9 Accessory buildings and uses provided that all accessory buildings,

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall not be located closer than 25 feet (7.62 metres) from the rear or side site line;

d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;

e) shall not occupy more than ten percent (10%) of the site area;

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

g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Front Yard

670.10 A front yard shall be provided of not less than 30 feet (9.14 metres) or one-half the height of the building, whichever is greater.

Rear Yard

670.11 A rear yard shall be provided of not less than 50 feet (15.24 metres) in depth.

Side Yards

670.12 A side yard shall be provided on each side of the site of not less than 30 feet (9.14 metres) or one-half the height of the building, whichever is the greater.

Height

670.13 The height of a building shall not exceed 50 feet (15.24 metres) or four storeys, whichever is less.

Site Coverage

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

Floor Space Ratio

670.15 The floor space ratio shall not exceed a factor of 1.0 provided that:

c) Where any Off-Street parking spaces are installed in or beneath the building or in an underground structure elsewhere on the site, the roof of the latter structure being below finished ground level of the site or the height datum for the site, then the maximum allowable floor space ratio is increased by adding to the said factor the product of 0.2 multiplied by the quotient of the total number of parking spaces so provided, divided by the total number of required parking spaces for the building or use, provided however that the added floor space ratio derived from the above calculation shall not exceed an amount equal to 0.4.

d) Where the site coverage is less than forty percent (40%), then the maximum allowable floor space ratio is increased by adding to the said factor the product of the number obtained by subtracting the actual percent site coverage from forty percent (40%) multiplied by 0.01.

Off-Street Parking

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

680. Public Works, Adult Entertainment and Utility Districts (P-8)

680.1 The intent of this district is to allow public works facilities and adult entertainment uses.

Permitted Uses

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

680.3 Adult entertainment uses;

680.4 Adult motion picture studios;

680.5 Adult theatres;

680.6 Adult video stores;

680.7 Drug stores;

680.8 Escort services;

680.9 Masseur and masseuse services;

680.10 Pawn shops, used music stores and used tool stores;

680.11 Public utilities;

680.12 Public works yards;

680.13 Scrap Metal Dealer; **(BYLAW 7203, 2007)**

680.14 Sale of Firearms;

Front Yard

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

Rear Yard

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

Side Yards

680.17 A side yard shall be provided on each side to the site of not less than 5 feet (1.52 metres).

Height

680.18 The height of the building above datum shall not exceed 30 feet (9.14 metres) or two storeys, whichever is less.

Off-Street Parking

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

Off-Street Loading

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

690. Public and Institutional Districts (P-9)

690.1 The intent of this district is to allow public and institutional uses.

Permitted Uses

690.2 The following uses and no others shall be permitted in the (P-9) district:

690.3 Ambulance headquarters

690.4 Fire halls

690.5 Health clinics

690.6 Municipal, provincial and federal government functions

690.7 Police stations

690.7.1 Parks and playgrounds

(BYLAW 8436, 2024)

Front Yard

690.8 A front yard shall be provided of not less than 20 feet (6.10 metres) in depth.

Rear Yard

690.9 A rear yard shall be provided of not less than 20 feet (6.10 metres) in depth.

Side Yards

690.10 No side yards shall be required, except that where a lot abuts a lot in an (R) or (NR) District, or is separated by a street or lane therefrom, a side yard shall be provided of not less than 20 feet (6.10 metres).

690.11 Where a side yard is provided when not required by the provisions of this Bylaw, such side yard shall be not less than 20 feet (6.10 metres).

Height

690.12 The height of the building above datum shall not exceed three storeys or 40 feet (12.19 metres).

Lot Area and Width

690.13 Each lot shall have an area of not less than 10,000 square feet (929 square metres) and a width of not less than 66 feet (20.12 metres), except in the case of a site registered in the Land Title Office prior to the adoption of this Bylaw.

Lot Coverage

690.14 The maximum coverage shall be fifty percent (50%) of this lot area.

Off-Street Parking

690.15 *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

690.16 Off-Street loading shall be provided in accordance with the relevant provisions of Section 160 of this Bylaw

691. Third Street Comprehensive Development Districts (P-CD-1)

(BYLAW 7110, 2006)

691.1 The intent of this district is to allow a private school and child care at 101 Third Street.

Permitted Uses

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

691.3 Child Care;

691.4 A private school with a maximum of 150 students;

691.5 Deleted **(BYLAW 8453, 2024)**

691.6 Accessory buildings and uses provided that all accessory buildings:

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall not be located closer than 2 feet (0.68 metres) from a side site line;

d) shall not be located closer than 5 feet (1.52 metres) from a rear site line;

e) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;

f) shall not occupy more than ten percent (10%) of the site;

g) are used solely for the recreation or child care purposes and if attached to a principle building shall be deemed to be an accessory building;

h) 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 or lane.

Front Yard

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

Rear Yard

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

Side Yards

691.9 A side yard shall be provided on each side of the site of not less than 15 feet (4.57 meters) in width except where a side yard is bounded by a street in which case the side yard shall be not less than 25 feet (7.62 meters).

Height

691.10 The height of the building above datum shall not exceed three storeys or 30 feet (9.14 metres).

691.11 The peak of any roof shall not exceed 40 feet (12.2 metres).

Site Coverage

691.12 All principal buildings in total shall not cover more than twenty percent (20%) of the site area.

Floor Space Ratio

691.13 The floor space ratio shall not exceed a factor of 0.4.

Off-Street Parking

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

.

691 Parks Districts (P-10) (BYLAW 7405, 2010)

691.1 The intent of this district is to allow City parks and associated public uses and buildings in a neighbourhood setting.

Permitted Uses

691.2 *The following uses and no others shall be permitted in the (P-10) district:*

691.3 *Child care;*

691.4 *Community recreation facilities including ice arenas, stadiums, auditoriums, gymnasiums, curling rinks, swimming pools;*

691.5 *Deleted;* **(BYLAW 8453, 2024)**

691.6 *Parks and playgrounds;*

691.7 *Public libraries, public museums, public art galleries*

691.8 *Public Utilities*

Front Yard

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

Rear Yard

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

Side Yard

691.11 A side yard shall be provided on each side of the site of not less than 15 feet (4.57 metres) in width except where a side yard is bounded by a street in which case the side yard shall be not less than 25 feet (7.62 metres).

Height

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

Site Coverage

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

Floor Space Ratio

691.14 The floor space ratio shall not exceed a factor of 0.6.

Off-Street Parking

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

710. Light Industrial Districts (M-1)

710.1 The intent of this district is to allow light industrial uses.

Permitted Uses

710.2 *The following uses and no others shall be permitted in the (M-1) district:*

710.2.1 *Deleted* **(BYLAW 7778, 2015; 8452, 2024)**

710.3 *Acetylene or electric welding;*

710.4 *Animal grooming and Daycare facilities ;* **(BYLAW 7058, 2005)**

710.5 *Auctions;* **(BYLAW 7615, 2013)**

710.6 *Deleted;* **(BYLAW 7615, 2013)**

710.7 *Deleted;* **(BYLAW 7510, 2012)**

710.8 *Deleted;* **(BYLAW 8287, 2021)**

710.9 *Bottling works;*

710.10 *Broom manufacturing;*

710.11 *Restaurants not exceeding 140 square metres (1505.00 square feet) in gross floor area, excluding drive-in restaurants and drive-through restaurants;*

(BYLAW 7478, 2012; 8575, 2026)

710.11.1 *Cannabis productions facilities limited to the location at 1135 Tanaka Court (Legal Description: LOT 3, DISTRICT LOT 758, NEW WEST DISTRICT, PLAN BCP43340 GROUP 1; PID: 028-124-073) and provided that:*

(a) all operations related to the production, storage and processing of cannabis must occur within a completely enclosed building; and

(b) the site on which the cannabis production facility is located must be at least 60.9 metres (200 feet) from any site used for a school or for any residential use. This distance shall be measured in a straight line from the property lines of each site.

(BYLAW 8250, 2021)

710.12 *Car washing establishments;*

710.13 *Child care in a non-residential building or portion of a non-residential building as an accessory use to a building or buildings on the site;*

710.14 *Cigar and cigarette manufacturing;*

710.15 *Clay and clay products;*

710.16 *Cleaning and dyeing works;*

710.17 *Clothing garments and hat manufacturing;*

710.18 *Deleted;* **(BYLAW 7510, 2012)**

710.19 *Deleted;* **(BYLAW 7510, 2012)**

710.20 *Cosmetic manufacturing;*

710.21 *Delivery and express facilities;*

710.22 *Deleted;* **(BYLAW 7510, 2012)**

710.22.1 *Electrical utilities limited to the following location being lands legally described as Parcel Identifier 023-364-068, LOT 1, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN LMP27313 GROUP 1;* **(BYLAW 8100, 2019)**

710.23 *Experimental laboratories;*

710.24 *Frozen food lockers;*

710.25 *Deleted;* **(BYLAW 7510, 2012)**

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

710.27 *House moving equipment and wrecking;*

710.28 *Deleted;* **(BYLAW 7615, 2013)**

710.29 *Jewellery manufacturing;*

710.30 *Knitting mills;*

710.31 *Laboratories, scientific and research;*

710.32 *Laundries*

710.32.1 *Lounge Endorsement Area for which the actual occupant load shall not exceed 30 persons;* **(BYLAW 7622, 2013)**

710.32.2 *One lounge endorsement area for which the actual occupant load shall not exceed 100 persons (with the indoor area not exceeding 89 persons) limited to the following location being lands legally described as: Parcel Identifier 006-639-453, LOT 7 SUBURBAN BLOCK 6 PLAN 73589.*

(BYLAW 7981, 2018; 8257, 2021)

710.33 *Lumber yards to be enclosed with a closed fence at least 6 feet (1.83 metres) in height;*

710.34 *Machine shops;*

710.35 *Mattress manufacturing;*

710.36 *Milk distribution stations;*

710.37 *Mini storage buildings limited to the location at 1084 Tanaka Court (Legal Description: LOT A DISTRICT LOTS 757 AND 758 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP88624; PID: 030-691-893);* **(BYLAW 8453, 2024; 8518, 2025)**

710.38 *Deleted;* **(BYLAW 8287, 2021)**

710.39 *Novelty and toy manufacturing;*

710.40 *Office, workshop and indoor storage uses for trade contractors;* **(BYLAW 7615, 2013)***;*

710.41 *Ornamental iron works;*

710.42 *Deleted;* **(BYLAW 7510, 2012)**

710.43 *Poultry storage (wholesale only);*

710.44 *Printing, publishing and bookbinding, blue printing and photostatting, lithographing, engraving, stereotyping and other reproduction processes;*

710.45 *Manufacturing of food and beverage products;* **(BYLAW 7622, 2013)**

710.46 *Public assembly and entertainment use, excluding bingo halls, clubs and lodges, community centre, curling rinks and trampoline centres;* **(BYLAW 7273, 2008; 8287, 2021; 8436, 2024)**

710.47 *Public transportation depots;*

710.48 *Radio and television broadcasting, relaying and receiving masts, aerials and towers provided they comply with Section 170.4 of this Bylaw, railway yards, sewerage pumping stations, transmission lines;*

710.49 *Recycling Return Centre in accordance with Section 170.14 of this Bylaw, except in the area bounded by Columbia Street, Quayside Drive, Third Avenue, Fourteenth Street, Fourth Avenue and Mc Bride Boulevard;* **(BYLAW 7308, 2009)**

710.50 *Retail building supply establishments;*

710.51 *Deleted;* **(BYLAW 8287, 2021)**

710.52 *Riding academies;*

710.53 *Rubber and metal stamp manufacturing;*

710.54 *Sales, servicing and repairing of new or used automobiles, parts and accessories, but excludes automobile wrecking or storage of damaged vehicles;*

710.55 *Sales, storage, rental, repair and parking of:*

(a) Commercial trucks parts, equipment, components and accessories;

(b) Trailers, buses, moving vans, boats and unoccupied recreation vehicles;

(c) Industrial machinery, equipment, components and small- to mid-sized vehicles such as forklifts;

(d) Tools and small equipment such as chain saws, hand and edge tools, lawn mowers, motor bikes, rototillers and outboard motors;

(BYLAW 7510, 2012; 8287, 2021)

710.54.1 *Shipping container storage which is accessory to a permitted principal use;* **(BYLAW 7615, 2013; 7084, 2006)**

710.56 *Shoe manufacturing;*

710.57 *Sign painting and manufacturing;*

710.58 *Stencil manufacturing;*

710.59 *Stone monumental works;*

710.60 *Deleted;* **(BYLAW 8225, 2020. 8287, 2021)**

710.61 *Deleted;* **(BYLAW 7615, 2013)**

710.62 *Art studios;* **(BYLAW 8575, 2026)**

710.63 *Taxi offices;*

710.64 *Tent and awning manufacturing;*

710.65 *Textile manufacturing;*

710.66 *The assembly fabrication and finishing of materials and products within an enclosed building;* **(BYLAW 7678, 2014)**

710.67 *Tinsmith shops;*

710.68 *Tire vulcanizing;*

710.69 *Trade schools;*

710.70 *Deleted;* **(BYLAW 8287, 2021)**

710.71 *Used automotive parts businesses;*

710.72 *Venetian blind and window shade manufacturing;*

710.73 *Warehousing, wholesaling and indoor storage;* **(BYLAW 7615, 2013; 8495, 2025)**

710.74 *Wiping rags and cotton waste storage;*

Floor Space Ratio

710.74.1 The floor space ratio shall not exceed 5.0 **(BYLAW 8518, 2025)**

Height

710.75 The height of a building shall not exceed six storeys nor 85 feet (25.91 metres).

Building Setbacks

710.76 Setbacks shall be provided of not less than:

Regulation	Required Setback	Setback Above 12.24 metres (50 feet)
Front Setback	3.05 metres (10 feet)	7.62 metres (25 feet)
Rear Setback	3.05 metres (10 feet)	6.10 metres (20 feet)
Side Setback	3.05 metres (10 feet)	7.62 metres (25 feet)

(BYLAW 8518, 2025)

710.77 *Deleted.* **(BYLAW 8518, 2025)**

710.78 *Deleted.* **(BYLAW 8518, 2025)**

Off-Street Parking

710.79 *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

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

Rental Tenure

710.81 *The tenure of housing units on LOT 31 SUBURBAN BLOCK 6 PLAN 25767 (380 Thirteenth Street) is limited to residential rental tenure.* **(BYLAW 8078, 2019)**

720. Heavy Industrial Districts (M-2)

720.1 The intent of this district is to allow heavy industrial uses.

Permitted Uses

720.2 *The following uses and no others shall be permitted in the (M-2) district:*

720.3 *Animal hospitals and Veterinary Clinics;* **(BYLAW 7058, 2005)**

720.4 *Automobile repair and service, including body shops;*

720.5 *Automobile towing yards;*

720.6 *Restaurants, not exceeding 140 square metres (1,505.00 square feet) in gross floor area, excluding drive-in restaurants and drive-through restaurants;* **(BYLAW 7478, 2011; 8172, 2020; 8575, 2026)**

720.6.1 *Cannabis productions facilities provided that:*

(a) *all operations related to the production, storage and processing of cannabis must occur within a completely enclosed building; and*

(b) *the site on which the cannabis production facility is located must be at least 60.9 metres (200 feet) from any site used for a school or for any residential use. This distance shall be measured in a straight line from the property lines of each site.* **(BYLAW 8043, 2018; 8172, 2020)**

720.6.2 *Child care in a non-residential building or portion of a non-residential building as an accessory use to a building or buildings on the site;* **(BYLAW 8172, 2020)**

720.6.3 *Civic facilities including a public works yard, animal shelter, towing yard or offices ancillary to the permitted uses;* **(BYLAW 8036, 2018; 8172, 2020)**

720.7 *Industrial laundries;*

720.7.1 *Lounge endorsement area for which the actual occupant load shall not exceed 30 persons;* **(BYLAW 7622, 2013)**

720.8 *Manufacturing of chemical products, except explosives, fertilizers, or acids, glues, sizes, gelatines, or soaps;*

720.9 *Manufacturing of electrical equipment;*

720.10 *Manufacturing of fabricated metal products;*

720.11 *Manufacturing of food and beverage products, except those involving the processing, canning, packing, cleaning, or smoking of fish and/or meat and their products;* **(BYLAW 7622, 2013)**

720.12 *Manufacturing of furniture and fixtures;*

720.13 *Manufacturing of machinery and equipment;*

720.14 *Manufacturing of miscellaneous products not elsewhere enumerated, except for petroleum products or explosive derivatives, illuminating or heating gas, the smelting of tin, copper, zinc, iron, lead or other ores, the tanning of raw hides or skins, and the manufacture of tobacco products;*

720.15 *Manufacturing of non-metallic mineral products, except cement, lime, gypsum or plaster of Paris;*

720.16 *Manufacturing of paper and allied products;*

720.17 *Manufacturing of printing products;*

720.18 *Manufacturing of rubber products;*

720.19 *Manufacturing of textiles and textile products;*

720.20 *Manufacturing of transportation equipment;*

720.21 *Manufacturing of wood products;*

720.21.1 *Deleted* **(BYLAW 8043, 2018)**

720.21.2 *Moved to 720.6.3* **(BYLAW 8172, 2020)**

720.21.3 *Outdoor storage which is accessory to a permitted principal use;* **(BYLAW 7615, 2013; 8036, 2018)**

720.22 *Deleted;* **(BYLAW 8287, 2021)**

720.23 *Recycling provided that all operations and storage are conducted only within a fully enclosed building;*

720.24 *Recycling Return Centre, in accordance with Section 170.14 of this Bylaw;*

720.25 *Repair of industrial machinery and equipment;*

720.26 *Sales, storage, rental, repair and parking of:*

(a) Commercial trucks, parts, equipment, components and accessories;

(b) Industrial machinery, equipment, components and large vehicles;

(c) Farm machinery, equipment, components and vehicles;

(d) Heavy construction machinery, equipment, components and vehicles;

(BYLAW 8172, 2020; 8287, 2021)

720.27 *Deleted;* **(BYLAW 8287, 2021)**

720.28 *Deleted;* **(BYLAW 8287, 2021)**

720.29 *Deleted;* **(BYLAW 8287, 2021)**

720.30 *Deleted;* **(BYLAW 8287, 2021)**

720.31 *Service stations;*

720.30.1 *Shipping container storage which is accessory to a permitted principal use;* **(BYLAW 7615, 2013; 7084, 2006)**

720.32 *Deleted;* **(BYLAW 7615, 2013)**

720.33 *Transportation facilities including bus terminals, docks, heliports, marine towing and tugboats, railway stations, seaplane ports, shipping facilities, transit terminals, truck terminals;*

720.34 *Used automotive parts businesses;*

720.35 *Utilities including civil defence installations, electric generating plants, electric substations, public works yards, radio and television broadcasting, relaying and receiving masts, aerials and towers provided they comply with clause 170.4 of this Bylaw, railway yards, sewerage pumping stations, transmission lines;*

720.36 *Vehicle inspection stations;*

720.37 *Warehousing, wholesaling and indoor storage;* **(BYLAW 7615, 2013; 8495, 2025)**

720.38 *Deleted;* **(BYLAW 7615, 2013)**

Height

720.39 Structures and buildings may be erected to any height not in conflict with this or any other Bylaw of the City.

Front Yard

720.40 No front yard shall be required.

Rear Yard

720.41 No rear yard shall be required.

Side Yards

720.42 No side yard shall be required.

Off-Street Parking

720.43 *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

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

740. Limited Industrial Districts (M-4)

740.1 The intent of this district is to allow industrial uses that are generally compatible with adjoining residential uses.

Permitted Uses

740.2 *The following uses and no others shall be permitted in the (M-4) district:*

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

740.4 *Animal hospitals and Veterinary Clinics ;* **(BYLAW7058, 2005)**

740.5 *Assembly and finishing of business and office equipment, electronic instruments, household appliances, radios and televisions, and small electrical equipment;*

740.6 *Auction rooms;*

740.7 *Automotive repair within a fully enclosed building with the exclusion of auto wrecking;*

740.8 *Clay and clay products;*

740.9 *Dyeing, cleaning and laundries;*

740.10 *Frozen food lockers;*

740.11 *Health service centre, reducing salons, steam baths;*

740.12 *Laboratories, scientific and research;*

740.13 *Deleted;* **(BYLAW 7615, 2013)**

740.13.1 *Manufacturing of food and beverage products;* **(BYLAW 7622, 2013)**

740.14 *Office buildings, storage buildings and storage yards for trade contractors;*

740.15 *Printing, publishing and bookbinding, blueprinting and photostatting, lithography, engraving, stereotyping and other similar reproduction processes;*

740.16 *Processing and light manufacturing within a fully enclosed building;*

740.17 *Professional offices;*

740.18 *Retail building supply establishments;*

740.19 *Retail sale, rental and repair of tools and small equipment such as chainsaws, hand and edge tools, lawn mowers, rototillers and auto parts and accessories;*

740.20 *Saw sharpening and filing;*

740.21 *Warehousing, wholesaling and indoor storage;* **(BYLAW 7615, 2013; 8495, 2025)**

General Intent

740.22 All uses shall be reasonably compatible with adjoining residential uses.

Front Yard

740.23 A front yard shall be provided of not less than 20 feet (6.10 metres) in depth.

Rear Yard

740.24 No rear yard shall be required except where a site abuts a lot in an (R) District or is separated therefrom by a street or lane in which case:

740.25 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), and

740.26 an 8 foot (2.44 metre) fence or solid evergreen hedge shall be constructed and maintained on the rear property line.

Side Yard

740.27 No side yard shall be required except where a site abuts a lot in an (R) District or is separated therefrom by a street or lane in which case:

740.28 a side yard shall be provided of not less than 5 feet (1.52 metres);

740.29 an 8 foot (2.44 metre) fence or solid evergreen hedge shall be constructed and maintained on the side property line.

Height

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

Off-Street Parking

740.31 *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

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

750. Light Industrial Mixed Use Districts (M-5) **(BYLAW 6823, 2003)**

750.1 The purpose of this zone is to allow light industrial and service oriented commercial uses which may or may otherwise be inappropriate in a general commercial zone, but are suitable to be located adjacent to residential uses.

Permitted Uses

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

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

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

750.5 *Assembly and* storage *of:*

a) Computer and software components;

b) Electronic goods (e.g. business and office equipment, electronic instruments, household appliances, radios and televisions, small electrical equipment);

750.6 *Deleted;* **(BYLAW 8453, 2024)**

750.7 *Clubs or lodges;*

750.8 *Commercial uses limited to:*

c) Auction houses and auction rooms, including storage and sale;

d) Cafes and restaurants;

e) Commercial nurseries (retail only);

f) Furniture and appliance stores;

g) Grocery stores not exceeding 3,000 square feet in gross floor area;

h) Health services centers, reducing salons, steam baths;

i) Manufacturer's showroom;

j) Personal service establishments;

k) Production, framing, display and sale of visual arts;

l) Retail building supply establishments;

m) *Retail sale, rental and repair of tools and small equipment such as chainsaws, hand and edge tools, lawn mowers, motor bikes, rototillers and outboard motors;*

750.9 *Delivery and express facilities;*

750.10 *Drive in businesses;*

750.10.1 *Film, television and recording studios* **(BYLAW 8575, 2026)**

750.11 *Deleted;* **(BYLAW 8518, 2025)**

750.12 *Institutional uses limited to:*

a) Child care in a non-residential building or portion of a non residential building as an accessory use to a building or buildings on the site;

750.13 *Laboratories, scientific and research;*

750.14 *Laundries and drycleaning establishments;*

750.15 *Live/work units, as defined in this bylaw and in accordance with Section 170.17;*

750.15.1 *Lounge endorsement area for which the actual occupant load shall not exceed 30 persons;* **(BYLAW 7622, 2013)**

750.16 *Manufacturing and Storage of:*

a) Cosmetics;

b) Electrical products and appliances;

c) Deleted; **(BYLAW 7622, 2013)**

d) Garments and textiles (e.g. clothing, footwear, jewellery, fabric);

e) Machinery and goods associated with renovation trades (e.g. ornamental iron works, woodworking, wooden blinds and draperies, furniture making);

f) Pharmaceuticals;

g) Signage and embossing (e.g. sign painting, rubber and metal stamp manufacturing);

h) Tents and awnings;

i) Toys and novelties;

750.16.1 *Manufacturing of food and beverage products;* **(BYLAW 7622, 2013)**

750.16.2 *Mini storage buildings limited to the location at 1013 Royal Avenue (Legal Description: LOT 4 EXCEPT: THE WESTERLY 30 FEET; LOT 6 BLOCK 36 PLAN 2853; PID: 010-745-963); 1017 Royal Avenue (Legal Descriptions: EAST HALF OF LOT 3 OF LOT 6 BLOCK 36 PLAN 2853; PID: 010-745-874, and WESTERLY 30 FEET OF LOT 4 OF LOT 6 BLOCK 36 PLAN 2853 SAID WESTERLY 30 FEET OF LOT 4 HAVING A FRONTAGE OF 30 FEET ON ROYAL AVENUE AND 30 FEET ON QUEBEC STREET; PID: 010-745-904); and 1019 Royal Avenue (Legal Description: WEST HALF OF LOT 3 OF LOT 6 BLOCK 36 PLAN 2853; PID: 010-745-866);* **(BYLAW 8518, 2025)**

750.17 *Office buildings and storage buildings for:*

a) Building, electrical, heating, ventilating and air conditioning, painting, refrigeration, roofing, septic tank and sign trade contractors;

b) General office uses excluding those of financial, legal, notary public, real estate, advertising, insurance, medical and dental professions and services, and also excluding call centers;

c) Printing and reproduction services (e.g. publishing, bookbinding blue printing and photostatting, lithographing, engraving, stereotyping);

750.18 *Public assembly and entertainment use, excluding bingo halls, clubs and lodges, community centre, curling rinks and trampoline centres;* **(BYLAW 7273, 2008; 8287, 2021)**

750.19 *Art studios;* **(BYLAW 8575, 2026)**

750.20 *Taxi offices;*

750.21 *Trade schools;*

750.22 *Utilities and communications facilities limited to:*

a) *Railway yards and public transportation depots;*

b) *Public utilities;*

c) *Radio and television broadcasting, relaying and receiving masts, aerials and towers, transmission lines;*

BYLAW 8101, 2019

750.23 *Vehicle sales and service uses limited to:*

a) *Boat trailer showrooms, sales and rentals;*

b) *Car washing establishments;*

c) *Sales, servicing and repairing of new or used automobiles, parts and accessories, but excluding automobile wrecking or storage of damaged vehicles;*

d) *Truck and trailer sales and rental lots;*

e) *Used automotive parts businesses;*

750.24 *Child Care limited to the following locations being lands legally described as Parcel Identifier: 007-447-663, Parcel A Block 36, NWD, Group 1, Plan 74405.*

General Conditions of Use

750.25 All activities associated with manufacturing, repair, storage and transportation uses in this zone must be conducted in fully enclosed buildings or structures.

750.26 A development permit application for a structure containing residential uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current technologies of noise measurement demonstrating that noise levels in those portions of the residential units below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

a)	Bedrooms	35 decibels
b)	Living, dining and recreation rooms	40 decibels
c)	Kitchen, bathrooms, hallways	45 decibels

Floor Space Ratio

750.26.1 The floor space ratio shall not exceed 5.0. **(BYLAW 8518, 2025)**

Height

750.27 The height of a building shall not exceed six storeys nor 85 feet (25.91 metres).

Building Setbacks

750.28 Setback shall be provided of not less than:

Street Frontage	Required Setback	Setback Above 15.24 metres (50 feet)
Tenth Avenue	4.57 metres (15 feet)	7.62 metres (25 feet)
Eleventh Avenue	4.57 metres (15 feet)	7.62 metres (25 feet)
Auckland Street	3.05 metres (10 feet)	6.10 metres (20 feet)
Quebec Street	3.05 metres (10 feet)	4.57 metres (15 feet)
Royal Avenue	3.05 metres (10 feet)	7.62 metres (25 feet)
Interior Property Line	Not required	3.05 metres (10 feet)

(BYLAW 8518, 2025)

750.29 Deleted. **(BYLAW 8518, 2025)**

750.30 Deleted. **(BYLAW 8518, 2025)**

Off-Street Parking

750.31 *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

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

1009. Comprehensive Development District (Kelly Street) (CD-9)

1009.1 **The intent of this district is to allow a single detached dwelling of floor space ratio 0.55 at 463 Kelly Street.** **(BYLAW 7208, 2007)**

Permitted Uses

1009.2 The following uses and no others shall be permitted in the (CD-9) district:

1009.3 *Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated '(RLM) Residential – Limited Mid Rise' in the City of New Westminster Official Community Plan.;*
(BYLAW 7936, 2017; 8172, 2020; 8530, 2025

1009.4 *The keeping of not more than two boarders or lodgers nor more than four foster children, nor more than eight child care children in a dwelling unit;*

1009.5 *Home based businesses;*

1009.6 *Accessory buildings and uses provided that all accessory buildings and uses:*

1009.7 *If detached accessory buildings,*

(a) shall not exceed one storey and

i) in the case of a peaked roof, no portion of the roof shall exceed 4.57 metres(15 feet), or

ii) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building.
(**BYLAW 7437, 2010)**

(b) Shall not be located in the required front yard;

(c) Shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;

(d) If the detached structure is a garage or carport then it shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;

(e) Shall not be closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;

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

(g) shall not be dormered. **(BYLAW 7437, 2010)**

1009.8 *If attached accessory buildings,*

(a) Where a portion of the principal building is used solely for an accessory greenhouse, parking structure, cover over a swimming pool, or a sundeck, and for no other use, it shall be deemed to be an accessory building;

(b) Shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

(c) Shall not be located in the required front yard;

(d) Shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;

(e) Shall not cover more than ten percent (10%) of the site area.

Height

1009.9 The height of the principle building shall not exceed 24 feet (7.31 metres).

1009.10 The peak of any roof shall not exceed 29 feet (8.85 metres).

Front Yard

1009.11 A front yard shall be provided of not less than 15 feet (4.57 metres).

Rear Yard

1009.12 A rear yard shall be provided of not less than 55 feet (16.76 metres).

Side Yards

1009.13 A side yard shall be provided on each side of the building of not less than 4.52 feet (1.38 metres).

Site Coverage

1009.14 All principle buildings in total shall not cover more than twenty-nine percent (29%) of the site area.

Floor Space Ratio

1009.15 Despite Section 120.71, for the purpose of this schedule, floor space ratio means the numerical factor determined by measuring the horizontal cross-sectional area of the principle building to the outside of the outer walls of the building at each storey and determining the total of all such areas, excluding;

(a) the net floor area to be used exclusively for up to two parking spaces, to a maximum of 450 square feet (41.81 square metres);

(b) any area having a floor to ceiling height of four feet (1.22 metres) or less.

1009.16. The floor space ratio shall not exceed a factor of 0.55.

Projections

1009.17 Projections from the building are allowed in accordance with the relevant provisions of Section 190.37 to 190.41 of this Bylaw.

Site Area and Frontage

1009.18 A site shall not be less than 5,108 square feet (474.53 square metres) in area and shall have a frontage of 45.2 feet (13.8 metres).

Off-Street Parking

1009.19 One *off-street park*ing space shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. The siting and size of such space shall be in accordance with those described for the (RS-1) zone. **(BYLAW 8184, 2020)**

1015 Comprehensive Development District (East Eighth Avenue) (CD-15)

1015.1 **The intent of this district is to allow a single detached dwelling that will also contain a group daycare for 12 children at 343 East Eighth Avenue (BYLAW 7211, 2007)**

Permitted Use

1015.2 The following uses and no others shall be permitted in the (CD-15) district:

1015.3 *Single detached dwellings in which the habitable space is located in the basement;*

1015.4 *Group daycare provided that:*

(a) *the child care use is located primarily within the principal building and not primarily in an accessory building on site;*

(b) *the number of children does not exceed 12;*

(c) *the group child care facility conforms to the requirements of the Provincial Community Care Licensing Act, as amended or replaced from time to time.*

1015.5 *Home based businesses;*

1015.6 *Accessory buildings and uses provided that all accessory buildings and uses:*

1015.7 *If detached accessory buildings,*

(a) *Shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of the building;*

(b) *Shall not be located in the required front yard;*

(c) *Shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;*

(d) *If the detached structure is a garage or carport then it shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;*

(e) *Shall not be closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;*

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

1015.8 *If attached accessory buildings,*

(a) *Where a portion of the principle building is used solely for an accessory greenhouse, parking structure, cover over a swimming pool, or a sundeck, and for no other use, it shall be deemed to be an accessory building;*

(b) *Shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;*

(c) *Shall not be located in the required front yard;*

(d) *Shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;*

(e) *Shall not cover more than ten percent (10%) of the site area.*

Height

1015.9 The height of the principle building shall not exceed 25 feet (7.62 metres).

1015.10 The peak of any roof shall not exceed 35 feet (10.67 metres).

Front Yard

1015.11 A front yard shall be provided of not less than 21 feet (6.4 metres).

Rear Yard

1015.12 A rear yard shall be provided of not less than 45 feet (13.72 metres).

Side Yard

1015.13 A side yard shall be provided on each side of the building of not less than 5 feet (1.52 metres).

Site Coverage

1015.14 All principle buildings in total shall not cover more than twenty-nine percent (29%) of the site area.

Floor Space Ratio

1015.15 Despite Section 120.71, for the purpose of this schedule, floor space ratio means the numerical factor determined by measuring the horizontal cross-sectional area of the principle building to the outside of the outer walls of the building at each storey and determining the total of all such areas, excluding;

(a) the net floor area to be used exclusively for up to two parking spaces, to a maximum of 450 square feet (41.81 square metres);

(b) any area having a floor to ceiling height of four feet (1.22 metres) or less.

1015.16 The floor space ratio shall not exceed a factor of 0.54.

Projections

1015.17 Projections from the building are allowed in accordance with the relevant provisions of Section 190.37 to 190.41 of this Bylaw.

Site Area and Site Frontage

1015.18 A site shall not be less than 5,356 square feet (497.57 square metres) in area and shall have a frontage of 51.5 feet (15.7 metres).

Off-Street Parking

1015.19 Three off-street parking spaces shall be provided. The siting and size of such spaces shall be in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

1016 Comprehensive Development District (E Fry – 402 East Columbia Street) (CD-16)

1016.1 **The intent of this district is to allow mixed use development consisting of pedestrian oriented commercial businesses, in accordance with the Active Use Restrictions contained in this Bylaw, and three storeys of residential development above. Transitional housing, supportive housing and an emergency housing shelter are permitted in this zoning district. (BYLAW 7213, 2008; 8575, 2026**

Permitted Uses

1016.2 In addition to the uses permitted in the C-2A District schedule, the following principal uses are permitted in the CD-16 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	Active Use Restrictions Apply	Use-Specific Regulations
Emergency shelter housing provided that a housing agreement is registered on the title of the property to ensure that the housing units remain in the designated use		
Supportive housing		✓
Transitional housing		✓

1016.3 *Deleted;*

1016.4 *Deleted;*

1016.5 *Deleted;*

1016.6 *Deleted;*

1016.7 *Deleted;*

1016.8 *Deleted;*

1016.9 *Deleted;*

1016.10 *Deleted;*

1016.11 *Deleted;*

1016.12 *Deleted;*

1016.13 *Deleted;*

1016.14 *Deleted;*

1016.15 *Deleted;*

1016.16 *Deleted;*

1016.17 *Deleted;*

1016.18 *Deleted;*

1016.19 *Deleted;* **(BYLAW 8172, 2020)**

1016.20 *Deleted;*

1016.21 *Deleted;*

1016.22 *Deleted;*

1016.23 *Deleted;*

1016.24 *Deleted;*

1016.25 *Deleted;*

1016.26 *Deleted;*

1016.27 *Deleted;*

1016.28 *Deleted;*

1016.29 *Deleted;*

1016.30 *Deleted;*

1016.31 *Deleted;*

1016.32 *Deleted;*

1016.33 *Deleted;*

1016.34 *Deleted;*

1016.35 *Deleted;*

1016.36 *Deleted;*

1016.37 *Deleted;*

1016.38 *Deleted;* **(BYLAW 8575, 2026)**

Front Yard

1016.39 No front yard shall be required.

Rear Yard

1016.40 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

1016.41 No side yard shall be required except that:

1016.42 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;

1016.43 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

1016.44 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

1016.45 The height of a building shall not exceed 40 feet (12.19 metres) nor four storeys.

Off-Street Parking

1016.46 *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

1016.47 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

1016.48 In buildings containing housing units, usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

1017 Comprehensive Development District (817 St. Andrews Street) (CD-17)

(BYLAW 8323, 2022; 8353, 2022; 8354, 2022)

Deleted **(BYLAW 8578, 2026)**

1018 Comprehensive Development District (740 Carnarvon Street) (CD-18)

1018.1 **The intent of this district is to allow a mixed use development with pedestrian-oriented commercial and institutional uses at grade with residential uses such as Emergency Shelter Housing, Transitional Housing and Supportive Housing that support the role of Downtown New Westminster as a Regional Town Centre. (BYLAW 7216, 2008)**

Permitted Uses

1018.2 The following uses and no others shall be permitted in the (CD–18) district:

1018.3 *Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores;*

1018.4 *Apartment buildings and multiple dwellings;*

1018.5 *Banks;*

1018.6 *Restaurants, excluding drive-in restaurants;* **(BYLAW 8575, 2026)**

1018.7 *Child care in a non-residential building;*

1018.8 *Deleted;* **(BYLAW 8575, 2026)**

1018.9 *Deleted;* **(BYLAW 8575, 2026)**

1018.10 *Commercial schools;*

1018.11 *Congregate housing;*

1018.12 *Emergency shelter housing provided that a housing agreement has been negotiated and a notice of that housing agreement is registered on the title of the property to ensure that the housing units remain in the designated use;*

1018.13 *Government institutions including educational and judicial facilities;*

1018.14 *Deleted;* **(BYLAW 8172, 2020)**

1018.15 *Home based businesses;*

1018.16 *Hotels;*

1018.17 *Deleted;* **(BYLAW 8575, 2026)**

1018.18 *Business and professional offices;* **(BYLAW 8575, 2026)**

1018.19 *Parking, including Off-Street parking;*

1018.20 *Personal service establishments;* **(BYLAW 8575, 2026)**

1018.21 *Printing and publishing;* **(BYLAW 8575, 2026)**

1018.22 *Public assembly and entertainment uses;* **(BYLAW 8575, 2026)**

1018.23 *Public utilities;*

1018.24 *Retail stores;*

1018.25 *Row houses or townhouses;*

1018.25.1 *Small-scale brewery or distillery;* **(BYLAW 8575, 2026)**

1018.25.2 *Small-scale production***;** **(BYLAW 8575, 2026)**

1018.26 *Supportive Housing provided that a housing agreement has been negotiated and a notice of that housing agreement is registered on the title of the property to ensure that the housing units remain in the designated use;*

1018.27 *Art studios;* **(BYLAW 8575, 2026)**

1018.28 *Taxi offices;*

1018.29 *Transitional Housing provided that a housing agreement has been negotiated and a notice of that housing agreement is registered on the title of the property to ensure that the housing units remain in the designated use;*

Front Yard

1018.30 No front yard shall be required.

Rear Yard

1018.31 No rear yard shall be required.

Side Yards

1018.32 No side yards shall be required.

Density: Residential Uses in a Building Containing an Emergency Shelter Use

1018.33 In a building containing an Emergency Shelter Use, the permitted Floor Space Ratio for residential uses shall not exceed 1.6.

1018.34 The number of Emergency Shelter beds shall not exceed 15 in number.

1018.35 Notwithstanding section 190.26 of this bylaw, the number of Supportive and Transitional housing units shall not exceed 40 in number.

Density: Non-Residential Uses in a Building Containing an Emergency Shelter Use

1018.36 In a building containing an Emergency Shelter Use, the permitted Floor Space Ratio for non residential uses shall not exceed 2.0.

Density: In a Building Not Containing an Emergency Shelter Use

1018.37 In a building not containing an Emergency Shelter Use, the permitted density shall be determined by zoning schedule 520. Central Business Districts (C-4), and identified in sections 520.42 to 520.49 of that Zoning schedule.

Width of Building

1018.38 For a building not containing an Emergency Shelter Use, the permitted width of the building shall be determined by zoning schedule 520. Central Business Districts (C-4), and identified in section 520.50 of that Zoning schedule.

Site Coverage

1018.39 For a building not containing an Emergency Shelter Use, the permitted site coverage shall be as determined by zoning schedule 520. Central Business Districts (C-4), and identified in sections 520.51 to 520.54 of that Zoning schedule.

Height

1018.40 For a building not containing an Emergency Shelter Use the permitted height of the building shall not exceed the designated height for the area in which it is situated, as defined and delineated in Supplementary Plan No. 3, which is attached to zoning schedule 520. Central Business Districts (C-4), and identified in section 520.55 of that Zoning schedule.

Usable Open Space

1018.41 For Apartments, Row Houses, and Townhouses not containing an Emergency Shelter Use, 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

1018.42 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

1018.43 Permitted 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

1018.44 All rooftops shall be constructed so as to present an attractive appearance in the manner contemplated by the Official Community Plan.

Shelters

1018.45 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

1018.46 For a building containing an Emergency Shelter Use, no Off Street Parking shall be required.

1018.47 For a building not containing an Emergency Shelter Use the required Off Street Parking shall be as determined according to zoning schedule 520. Central Business Districts (C-4), and identified in sections 520.61 to 520.64 of that Zoning schedule.

Off-Street Loading

1018.48 For a building containing an Emergency Shelter Use, no Off Street Loading shall be required.

1018.49 For a building not containing an Emergency Shelter Use the required off street loading shall be as determined according to zoning schedule 520. Central Business Districts (C-4), and identified in section 520.65 of that Zoning schedule.

1019. Comprehensive Development District (Trapp Block) (CD-19)

1019.1 **The intent of this district is to allow a mixed use project in the Columbia Street Historic Area with pedestrian oriented commercial uses at ground floor level in accordance with the Active Use Restrictions contained in this Bylaw, and housing above.** **(BYLAW 7235, 2008; 8575, 2026)**

Interpretation

1019.2 The ”Design Review Panel” referred to in this Section shall have the composition given to it by that certain Agreement dated the 18th of July 1978 between the Corporation of the City of New Westminster and First Capital City Development Company Limited.

Permitted Uses

1019.3 In the CD-19 District, the uses permitted in the Downtown Mixed Use Districts (High Density) (C-4) zone and no other uses, shall be permitted. **(BYLAW 8575, 2026)**

1019.3.1 *Deleted;* **(BYLAW 7779, 2015; 8575, 2026)**

1019.3.2 *Deleted;* **(BYLAW 7779, 2015; 8575, 2026)**

1019.4 *Deleted;*

1019.5 *Deleted;*

1019.6 *Deleted;*

1019.7 *Deleted;*

1019.8 *Deleted;* **(BYLAW 8225, 2020; 8575, 2026)**

1019.9 *Deleted;*

1019.10 *Deleted;*

1019.11 *Deleted;*

1019.12 *Deleted;*

1019.13 *Deleted;*

1019.14 *Deleted;*

1019.15 *Deleted;*

1019.16 *Deleted;*

1019.17 *Deleted;*

1019.18 *Deleted;*

1019.19 *Deleted;*

1019.20 *Deleted;*

1019.21 *Deleted;*

1019.22 *Deleted;*

1019.23 *Deleted;*

1019.24 *Deleted;*

1019.25 *Deleted;*

1019.26 *Deleted;*

1019.27 *Deleted;* **(BYLAW 8575, 2026)**

Front Yard

1019.28 There is not any front yard requirement.

Rear Yard

1019.29 There is not any rear yard requirement

Side Yard

1019.30 There is not any side yard requirement

Density: Non-Residential Use

1019.31 The total density for the site shall not exceed a factor of 7.45 **(BYLAW 7470, 2011)**

Density: Residential Use

1019.32 The density for residential use shall not exceed a factor of 7.05 **(BYLAW 7470, 2011)**

Site Coverage

1019.33 The site coverage for residential uses of the tower shall not exceed 42 percent of the area of the site. **(BYLAW 7470, 2011)**

1019.34 There are not any site coverage limitations for other uses.

Height of Building

1019.35 The height of the building shall not exceed 183 feet as measured from the north-east corner of the site **(BYLAW 7470, 2011)**

Location and Massing

1019.36 The commercial units are shown shaded on Schedule "A" attached and forming part of this Bylaw. The location and massing of the commercial units shall be in general accordance with Schedule "A".

1019.37 The housing units are shown shaded on Schedule "B" attached and forming part of this part of this bylaw. The location and massing of the housing units shall be in general accordance with Schedule "B".

1019.38 The parking garage is shown shaded on Schedule "C" attached and forming part of this bylaw. The location and massing of the parking garage shall be in general accordance with Schedule "C".

Width of Building

1019.39 Where the height of a building exceeds 40 feet above Columbia Street, the maximum horizontal measurement of the building above the prescribed height, measured parallel to a site boundary shall not exceed 85 feet 6 inches in a east-west direction.
(BYLAW 7470, 2011)

Usable Open Space

1019.40 The usable open space is shown shaded on Schedule "D" attached and forming part of this bylaw. The location and massing of the usable open space shall be in general accordance with Schedule "D". The usable open space shall be equal to at least 10 percent of the total residential gross floor space on the site.

Light, Air and Privacy

1019.41 Apartment buildings and live-work units shall have light, air and privacy for all housing units to at least the average currently available in the City.

Outside Uses

1019.42 Permitted uses set out in this Schedule may be carried out on outside the building to the extent that is consistent with the achievement of the objectives of the Official Community Plan.

Rooftops

1019.43 All rooftops shall be constructed so as to present an attractive appearance in the manner contemplated by the Official Community Plan.

Shelter

1019.44 All retail uses shall maintain along the full length of the street frontage of their buildings, rain shelters of not less than six feet in width in the form of a canopy or an indented arcade.

Off-Street Parking

1019.45 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw, except that:

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, excluding c), 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, 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;

e) for an *elderly citizens' home off-street parking* may be provided per the provisions of the Off-Street Parking Regulations section of this Bylaw provided that the owner enters with the City into a Housing Agreement specifying the purpose, density and duration of the occupancy; and

f) 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).

(BYLAW 8184, 2020)

1019.46 Deleted **(BYLAW 8184, 2020)**

1019.47 Those properties that have contributed to the capital cost of the Front Street 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 of the Zoning Bylaw 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

1019.48 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.

Adaptable Housing Units

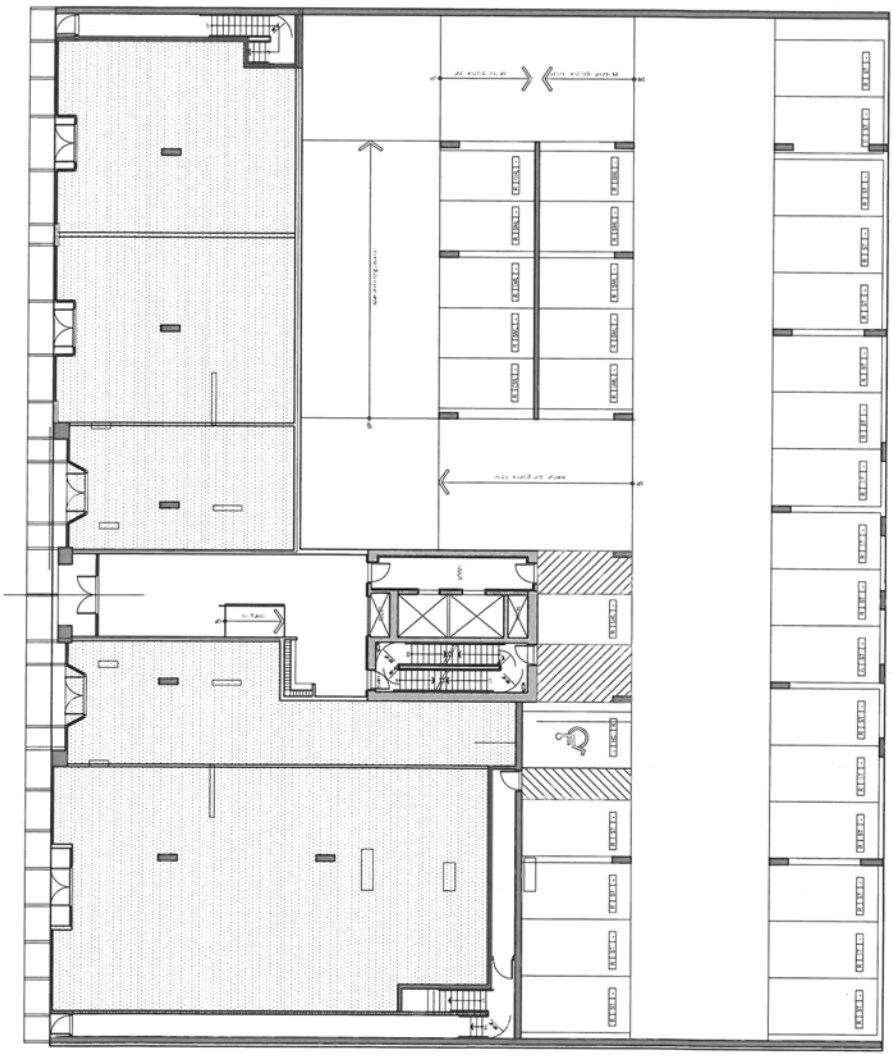
1019.49 Adaptable Housing Units:

a) For the purposes of this Section, “Adaptable Housing Unit” means a unit that is constructed to comply with the standards specified under subsection 3.8.5 Adaptable Dwelling Units in the British Columbia Building Code.

b) A minimum of 40% of all single-storey dwelling units in buildings that contain multiple unit residential uses, which employ interior corridors or exterior passageways for access to the dwelling units, must be constructed as Adaptable Dwelling Units in accordance with the standards specified under subsection 3.8.5 Adaptable Dwelling Units in the British Columbia Building Code.

c) In respect of any building containing multiple unit residential uses meeting the requirements of subsection1019.48 b) of this Bylaw, there may be deducted from Gross Floor Area before it is divided by the site area 1.85 square metres (19.90 square feet) multiplied by the total number of one bedroom adaptable dwelling units and 2.80 square metres (30.14 square feet) multiplied by the total number of two or more bedroom adaptable dwelling units. **(BYLAW 7470, 2011)**

Schedule A

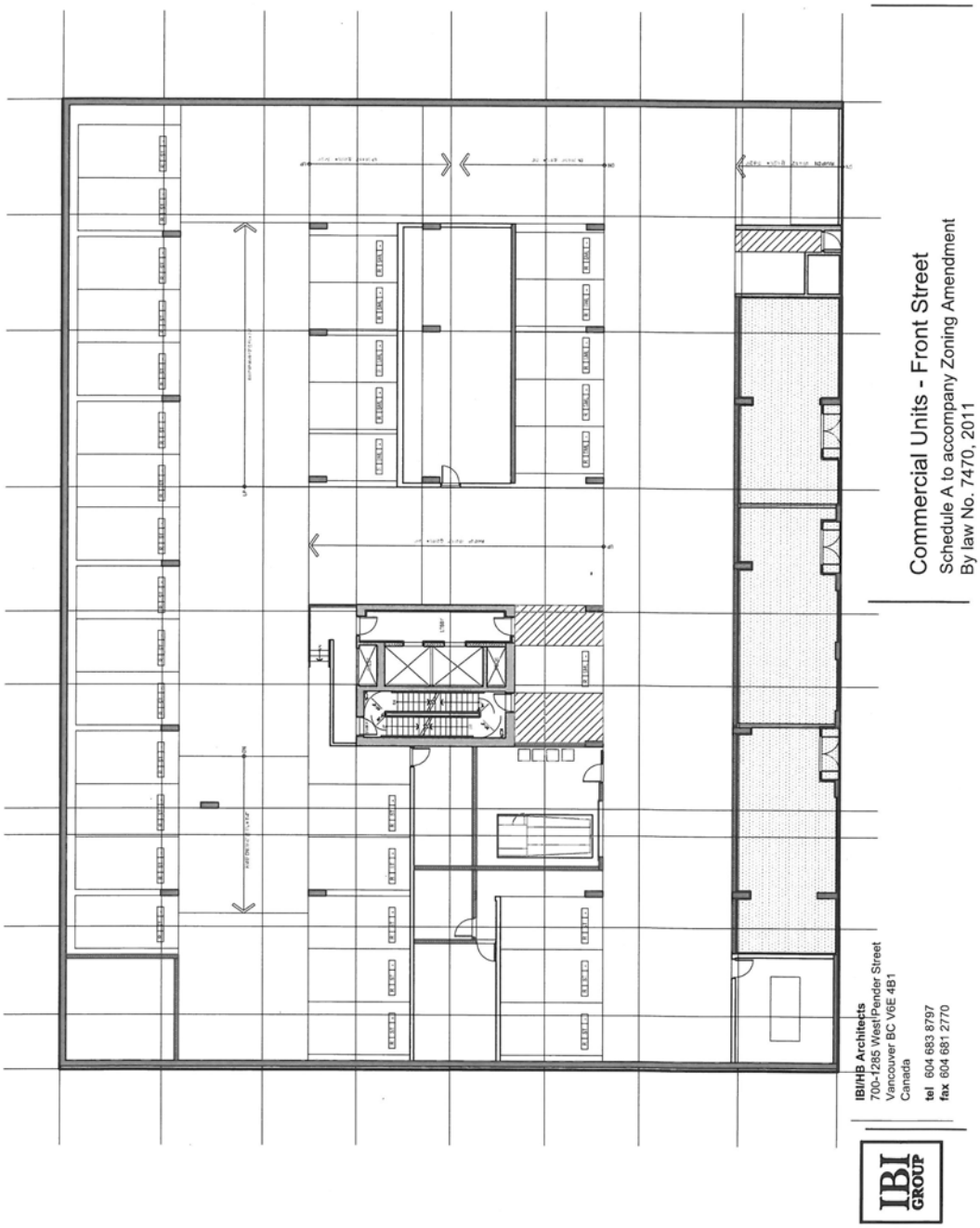


Commercial Units - Columbia Street
Schedule A to accompany Zoning Amendment
By law No. 7470, 2011

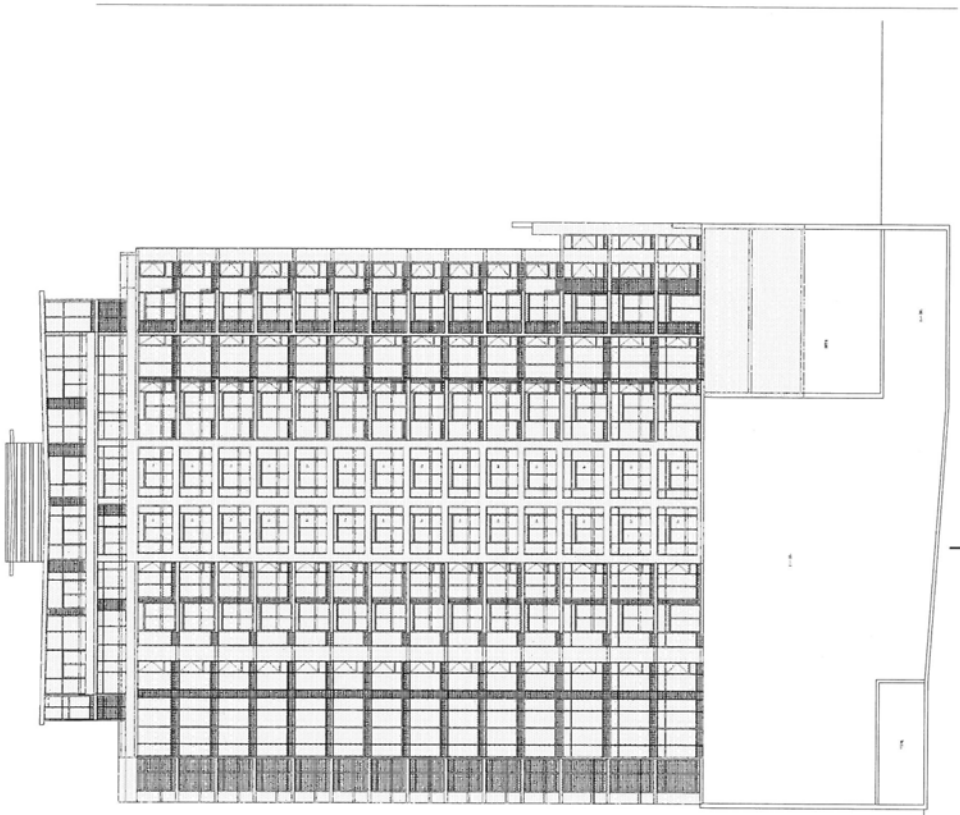
IBI/HB Architects
700-1285 West Pender Street
Vancouver BC V6E 4B1
Canada
tel 604 683 8797
fax 604 681 2770

IBI GROUP

Schedule A


Commercial Units - Front Street
Schedule A to accompany Zoning Amendment
By law No. 7470, 2011
IBI/HB Architects
700-1285 West Pender Street
Vancouver BC V6E 4B1
Canada
tel 604 683 8797
fax 604 681 2770
IBI GROUP

Schedule B

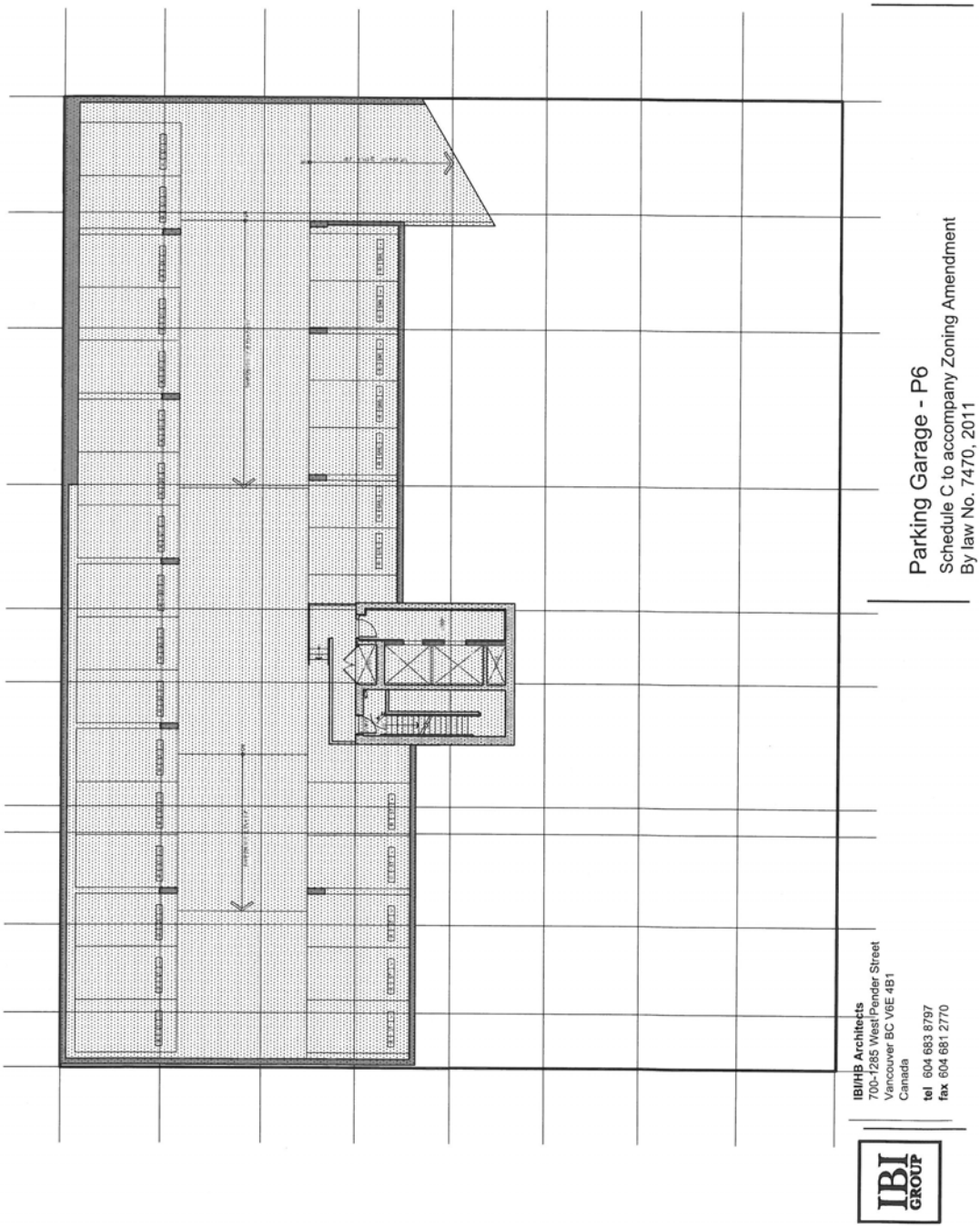


Housing Units
Schedule B to accopmany Zoning Amendment
By law No. 7470, 2011

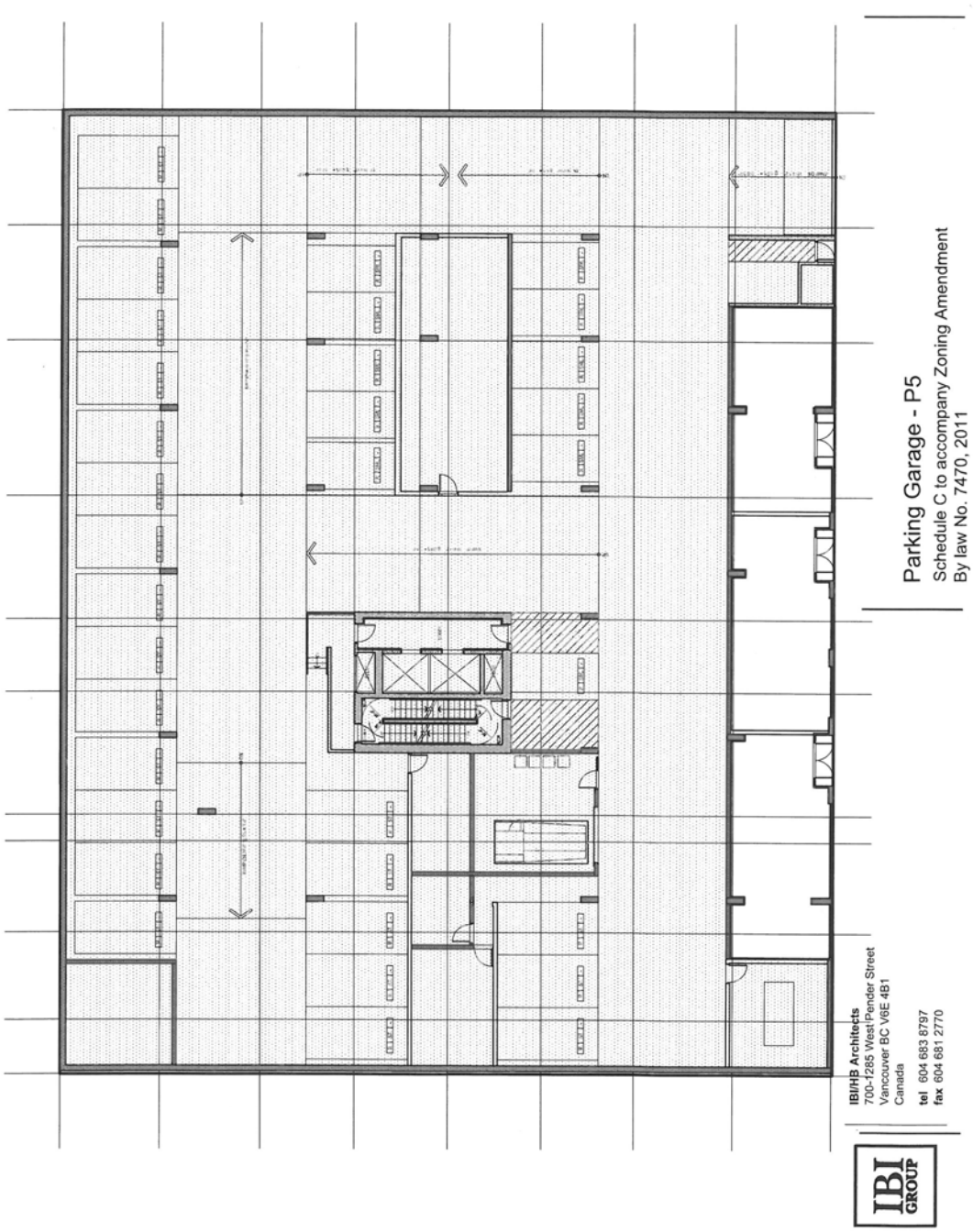
IBI/HB Architects
700-1285 West Pender Street
Vancouver BC V6E 4B1
Canada
tel 604 683 8797
fax 604 681 2770

IBI GROUP

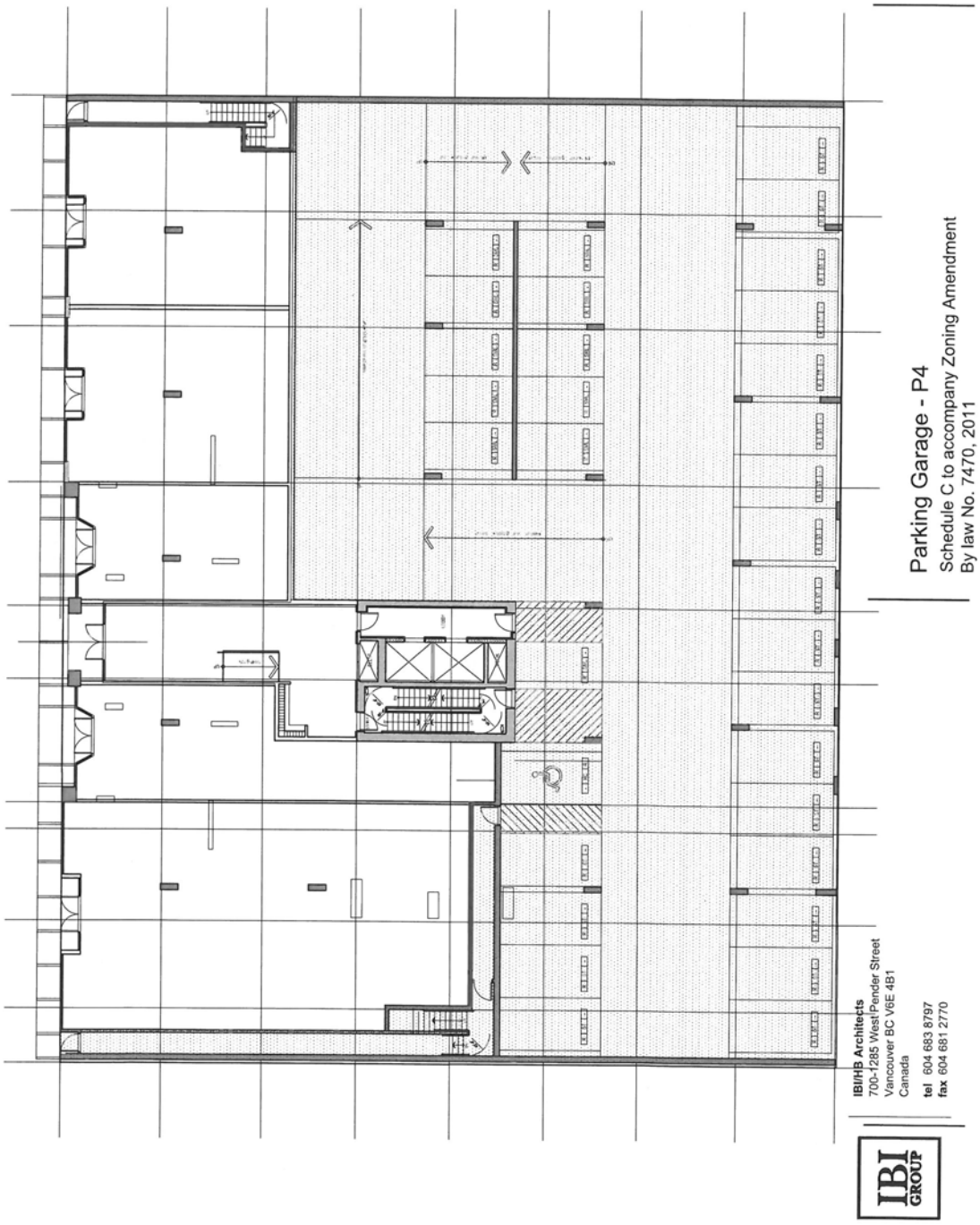
Schedule C


Parking Garage - P6
Schedule C to accompany Zoning Amendment
By law No. 7470, 2011
IBI/HB Architects
700-1285 West Pender Street
Vancouver BC V6E 4B1
Canada
tel 604 683 8797
fax 604 681 2770
IBI GROUP

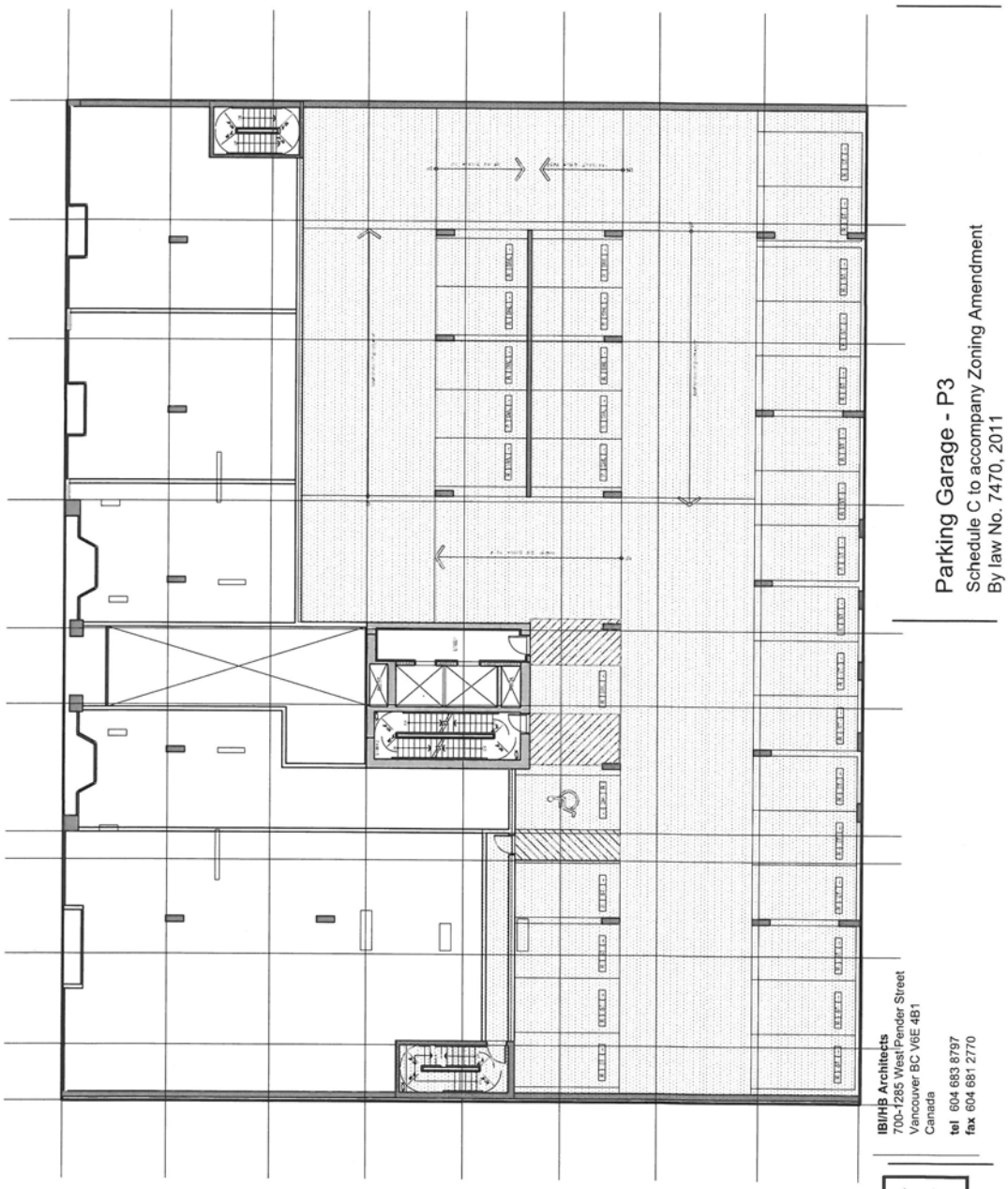
Schedule C


Parking Garage - P5
Schedule C to accompany Zoning Amendment
By law No. 7470, 2011
IBI/HB Architects
700-1285 West Pender Street
Vancouver BC V6E 4B1
Canada
tel 604 683 8797
fax 604 681 2770
IBI GROUP

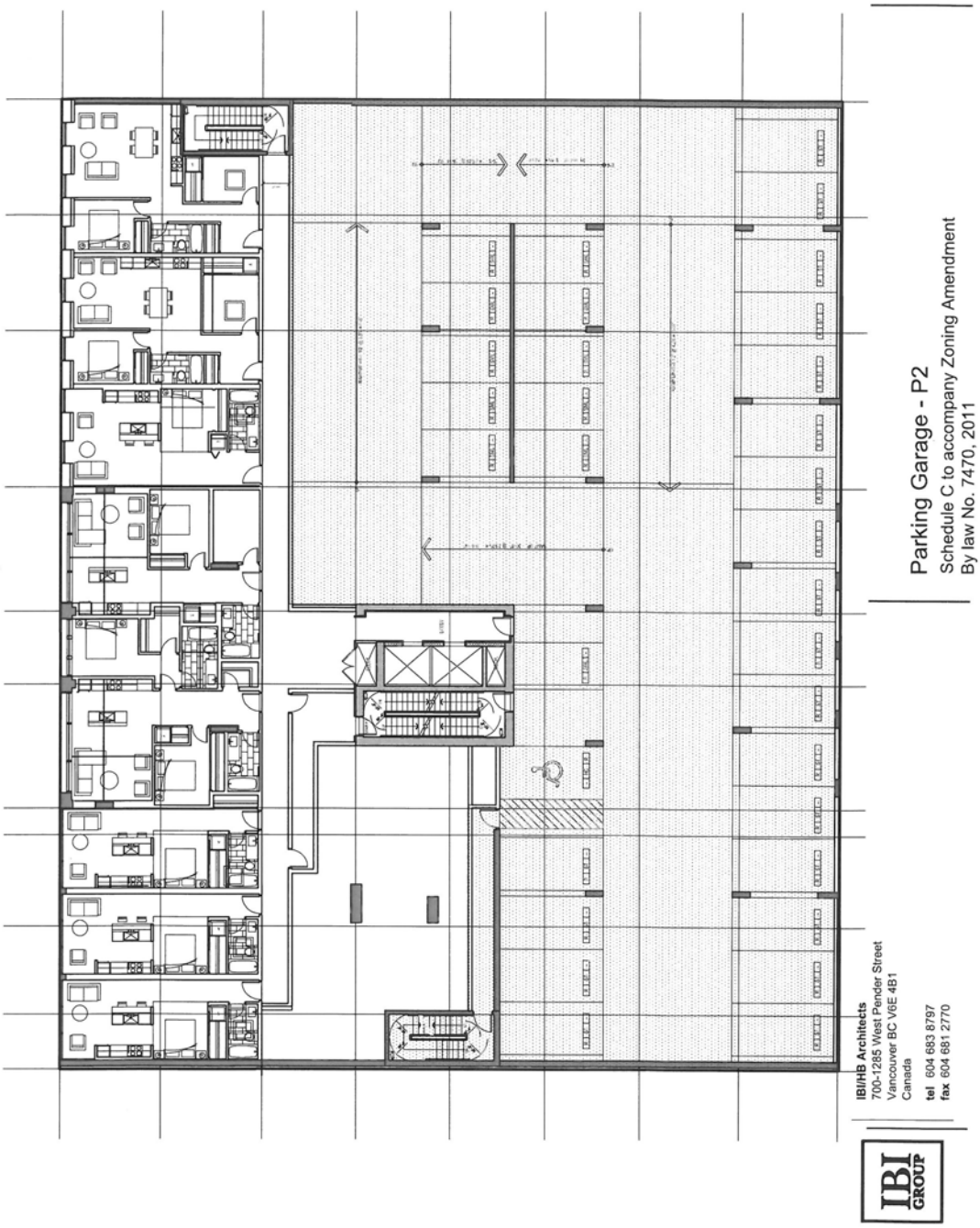
Schedule C


Parking Garage - P4
Schedule C to accompany Zoning Amendment
By law No. 7470, 2011
IBI/HB Architects
700-1285 West Pender Street
Vancouver BC V6E 4B1
Canada
tel 604 683 8797
fax 604 681 2770
IBI GROUP

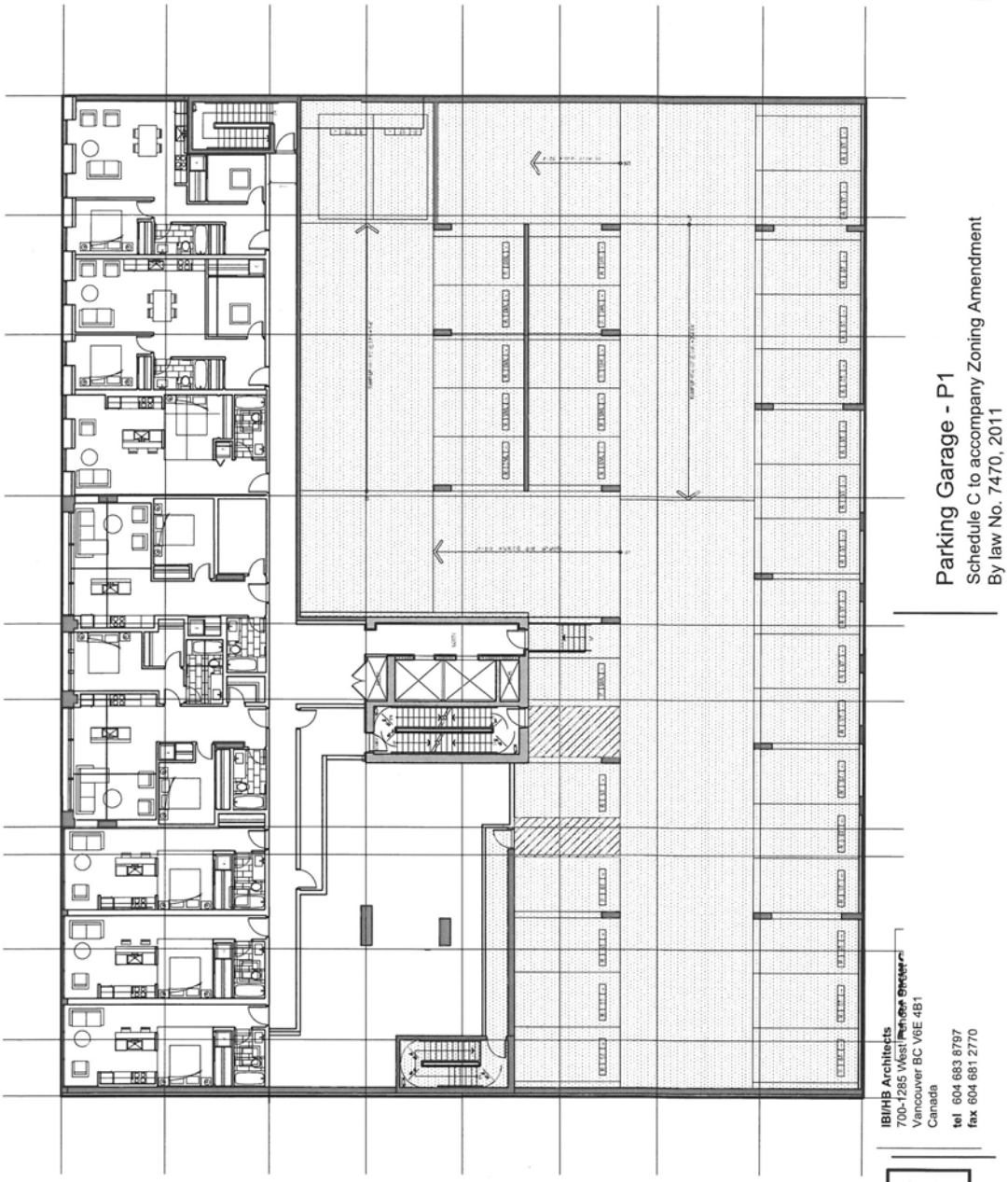
Schedule C


Parking Garage - P3
Schedule C to accompany Zoning Amendment
By law No. 7470, 2011
IBI/HB Architects
700-1285 West Pender Street
Vancouver BC V6E 4B1
Canada
tel 604 683 8797
fax 604 681 2770
IBI GROUP

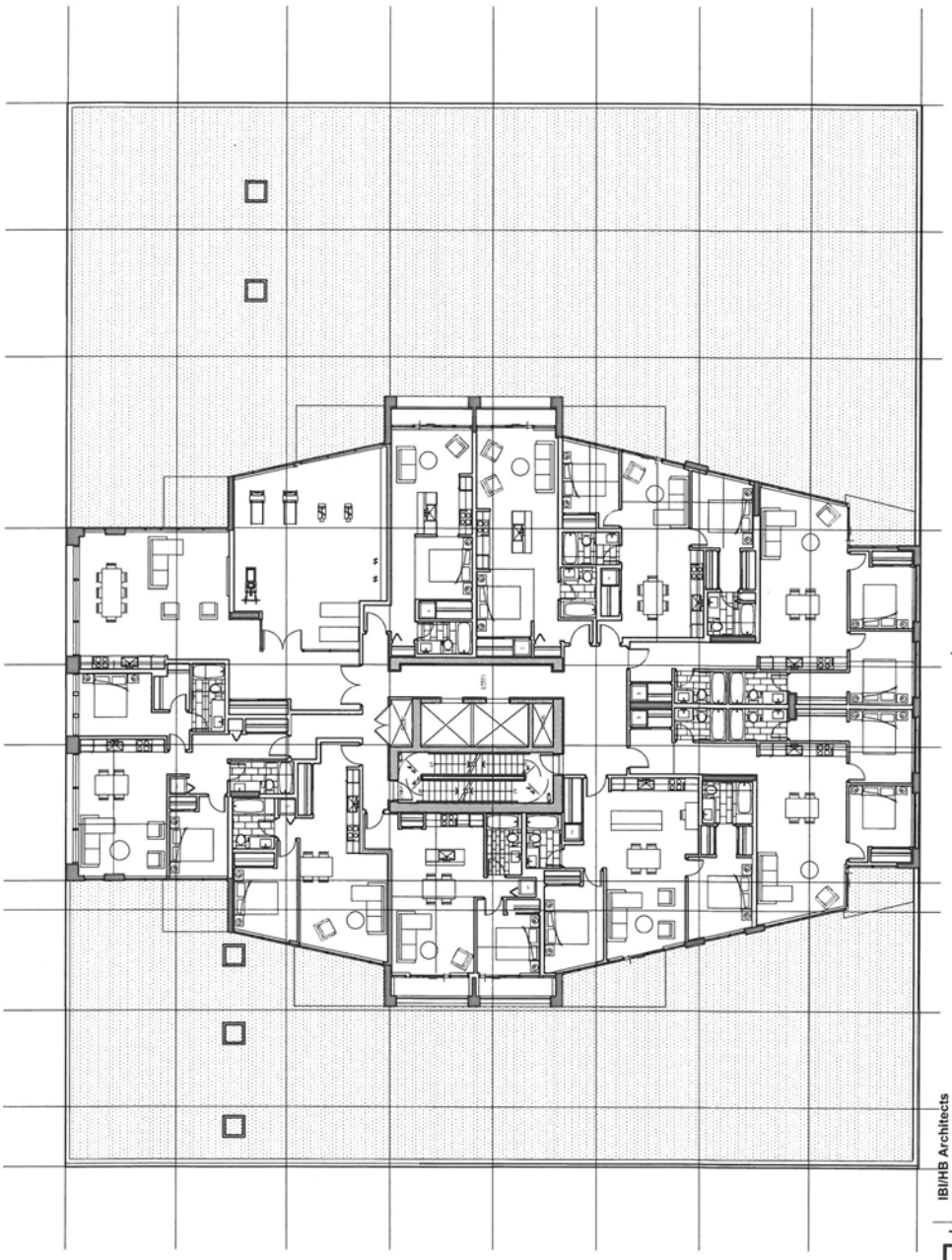
Schedule C


Parking Garage - P2
Schedule C to accompany Zoning Amendment
By law No. 7470, 2011
IBI/HB Architects
700-1285 West Pender Street
Vancouver BC V6E 4B1
Canada
tel 604 683 8797
fax 604 681 2770
IBI GROUP

Schedule C


Parking Garage - P1
Schedule C to accompany Zoning Amendment
By law No. 7470, 2011
IBI/HB Architects
700-1285 West Pender Street
Vancouver BC V6E 4B1
Canada
tel 604 683 8797
fax 604 681 2770
IBI GROUP

Schedule D

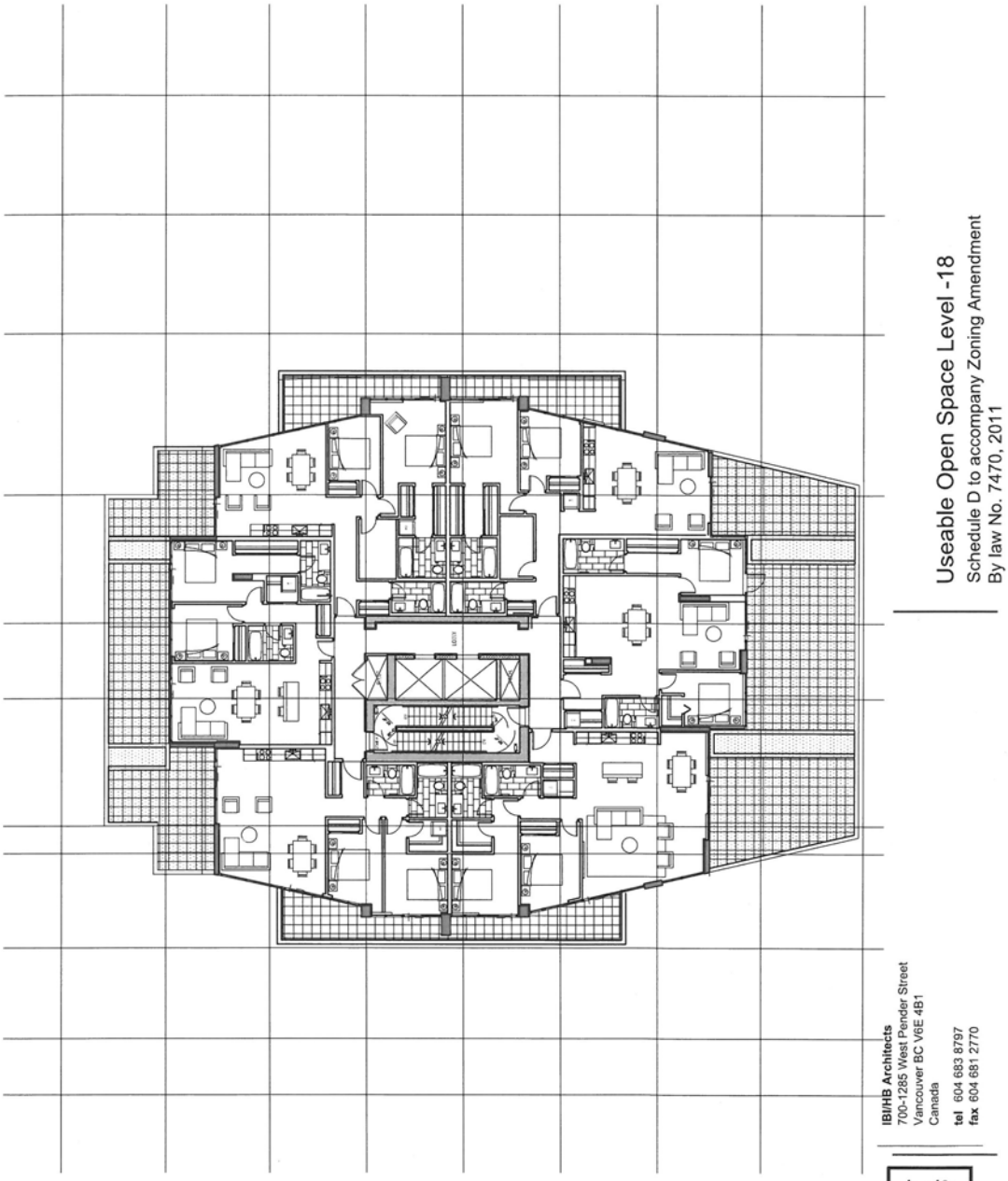


Useable Open Space Level - 4
Schedule D to accompany Zoning Amendment
By law No. 7470, 2011

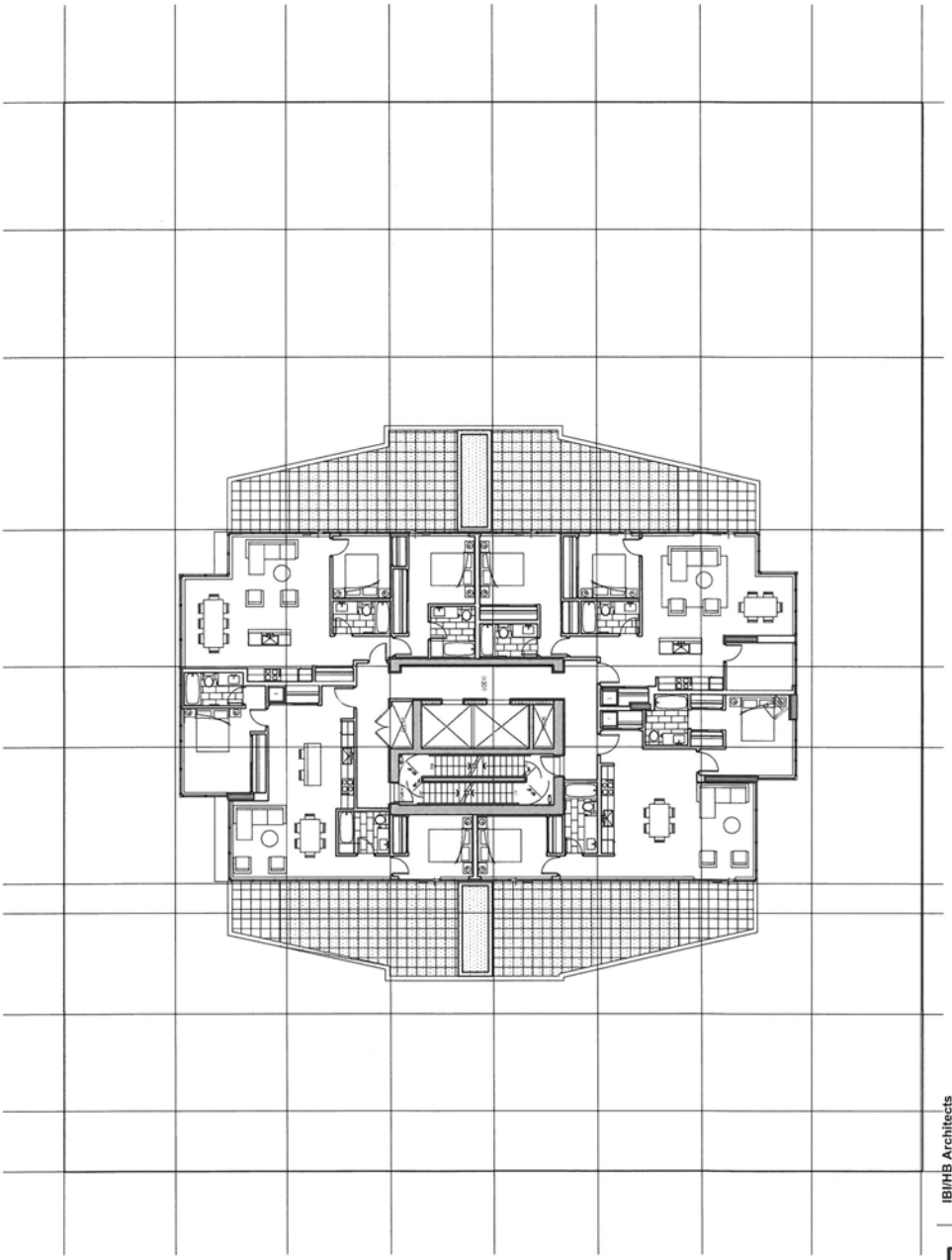
IBI/HB Architects
700-1285 West Pender Street
Vancouver BC V6E 4B1
Canada
tel 604 683 8797
fax 604 681 2770

IBI GROUP

Schedule D


Useable Open Space Level -18
Schedule D to accompany Zoning Amendment
By law No. 7470, 2011
IBI/HB Architects
700-1285 West Pender Street
Vancouver BC V6E 4B1
Canada
tel 604 683 8797
fax 604 681 2770
IBI GROUP

Schedule D



Useable Open Space Level -19
Schedule D to accompany Zoning Amendment
By law No. 7470, 2011

IBI/HB Architects
700-1285 West Pender Street
Vancouver BC V6E 4B1
Canada
tel 604 683 8797
fax 604 681 2770

IBI GROUP

1020. Comprehensive Development District (246 Sixth Street) (CD–20)

1020.1 The intent of this district is to allow a 16 storey building with 64 residential units and 11 live-work units. (BYLAW 7245, 2008)

Permitted Uses - Residential

1020.2 In addition to the uses permitted in the C-3 District schedule, the following principal uses are permitted in the CD-20 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	Active Use Restrictions Apply	Use-Specific Regulations
Live-work units		✓

(BYLAW 8575, 2026)

1020.3 *Deleted;*

1020.4 *Deleted;*

1020.5 *Deleted;*

1020.6 *Deleted;*

1020.7 *Deleted;*

1020.8 *Deleted;*

1020.9 *Deleted;*

1020.10 *Deleted;*

1020.11 *Deleted;*

1020.12 *Deleted;*

1020.13 *Deleted;*

1020.14 *Deleted;*

1020.15 *Deleted;*

1020.16 *Deleted;* **(BYLAW 8172, 2020; 8575, 2026)**

1020.16.1 *Deleted;* **(BYLAW 7767, 2015; 8575, 2026)**

1020.17 *Deleted;*

1020.18 *Deleted;*

1020.19 *Deleted;*

1020.20 *Deleted;*

1020.21 *Deleted;*

1020.22 *Deleted;*

1020.23 *Deleted;*

1020.24 *Deleted;*

1020.25 *Deleted;*

1020.26 *Deleted;*

1020.27 *Deleted;*

1020.28 *Deleted;*

1020.29 *Deleted;*

1020.30 *Deleted;* **(BYLAW 8575, 2026)**

Front Yard

1020.31 No front yard shall be required.

Front Setback

1020.32 Any portion of the building over 30 feet (9.14 metres) in height shall have a front setback of not less than 8 feet (2.44 metres).

Rear Yard

1020.33 A rear yard shall be provided of not less than 25.5 feet (7.8 metres).

Rear Setback

1020.34 Any portion of the building over 30 feet (9.14 metres) in height shall have a rear setback of not less than 46.5 feet (14.2 metres).

Side Yards

1020.35 No side yard shall be required.

Side Setbacks

1020.36 Any portion of the building over 30 feet (9.14 meters) in height shall have an interior side setback of not less than 23.33 feet (7.1 meters);

1020.37 Any portion of the building over 30 feet (9.14 meters) in height shall have an exterior side setback of not less than 8.33 feet (2.5 meters);

Floor Space Ratio: Non-Residential Use

1020.38 The total floor space ratio on any site used for non-residential purposes shall not exceed a factor of 1.0.

Floor Space Ration: Residential

1020.39 The maximum floor space ratio for the residential use shall not exceed 4.0.

Density

1020.40 The maximum number of residential units permitted shall not exceed 64 in number.

1020.41 The maximum number of Live-work units shall not exceed 11 in number.

Height

1020.42 The height of a building shall not exceed 150 feet (45.72 metres) above the 272.5 foot (83.06 metre) height datum of the site.

Off-Street Parking

1020.43 *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

1020.44 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

1020.45 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.

1021. Comprehensive Development District (1130 Ewen Avenue) (CD–21)

1021.1 **The intent of this district is to allow multi-family mixed use development at 1130 Ewen Avenue.** **(BYLAW 7250, 2008)**

Permitted Uses - Residential

1021.2 The following uses and no others shall be permitted in the (CD - 21) district:

1021.3 *Row houses or townhouses;*

1021.4 *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.*

1021.5 *The keeping of not more than two boarders or lodgers or more than four foster or seven child care children within a dwelling unit;*

1021.6 *Home based businesses;*

1021.7 *Public Utilities;*

Permitted Uses – Commercial

1021.8 Commercial Uses used in the same with and additional to a residential use provided that no storey above the first storey shall be used for commercial purposes;

1021.9 *Animal grooming facilities;* **(BYLAW 8575, 2026)**

1021.10 *Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores;*

1021.11 *Banks;*

1021.12 *Deleted;* **(BYLAW 8225, 2020)**

1021.13 *Billiard and pool halls;*

1021.14 *Business and professional offices;*

1021.15 *Restaurants, excluding drive-in restaurants;* **(BYLAW 8575, 2026)**

1021.16 *Deleted;* **(BYLAW 8575, 2026)**

1021.17 *Child care in a non-residential building or portion of a non-residential building;*

1021.18 *Clubs and lodges;*

1021.19 *Commercial schools;*

1021.20 *Deleted;* **(BYLAW 8575, 2026)**

1021.21 *Deleted;* **(BYLAW 8172, 2020)**

1021.22 *Libraries;*

1021.23 *Deleted;* **(BYLAW 8575, 2026)**

1021.24 *Personal service establishments;* **(BYLAW 8575, 2026)**

1021.24.1	Printing and publishing	**(BYLAW 8575, 2026)**
1021.25	*Retail stores;*	
1021.25.1	*Small-scale production;*	**(BYLAW 8575, 2026)**
1021.26	*Art studios;*	**(BYLAW 8575, 2026)**
1021.27	*Taxi offices;*	
1021.27.1	*Television studios;*	**(BYLAW 8575, 2026)**
1021.28	*Animal hospitals and veterinary clinics;*	**(BYLAW 8575, 2026)**
1021.29	*Video stores;*	

Height

1021.30 The height of a building shall not exceed 30 feet (9.14 metres).

Front Yard

1021.31 A front yard shall be provided of not less than 2 feet (0.6 metres) in depth.

Rear Yard

1021.32 A rear yard shall be provided of not less than 15 feet (4.6 metres) in depth.

Side Yard

1021.33 For a building containing a commercial use, a side yard shall be provided toward the easterly side lot line of not less than 5.5 feet (1.7 metres).

1021.34 For a building containing a commercial use, a side yard shall be provided toward the westerly side lot line of not less than 10.0 feet (3.0 metres).

1021.35 For a building containing only residential uses, a side yard shall be provided toward the easterly side lot line of not less than 5.5 feet (1.7 metres).

1021.36 For a building containing only residential uses, a side yard shall be provided toward the westerly side lot line of not less than 8.0 feet (2.4 metres)

Site Coverage

1021.37 All principal buildings, in total, shall not cover more than forty percent (40%) of the site area.

Density

1021.38 The maximum number of units permitted shall not be greater than 32.

1021.39 The floor space ratio for residential purposes shall not exceed a factor of 0.77

1021.40 The floor space ratio for commercial purposes shall not exceed a factor of 0.05

Off-Street Parking

1021.41 Despite section 140.43, *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw.
(BYLAW 8184, 2020)

1022. Comprehensive Development District (820 Thirteenth Street) (CD–22)

1022.1 The intent of this district is to allow a Fire Hall at 820 Thirteenth Street.
(BYLAW 7247, 2008)

Permitted Uses

1022.2 The following uses and no others shall be permitted in the (CD-22) district:

1022.3 *Fire halls;*

1022.4 Single detached dwellings to NR-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)

Front Yard

1022.5 A front yard shall be provided of not less than 25 feet (7.62 metres) in depth.

Rear Yard

1022.6 A rear yard shall be provided of not less than 10 feet (3.04 metres) in depth.

Side Yards

1022.7 An interior side yard shall be provided of not less than 4.75 feet (1.45 metres) in depth.

1022.8 An exterior side yard shall be provided of not less than 4.83 feet (1.47 metres) in depth

Height

1022.9 The height of the building above datum shall not exceed one storey or 15 feet (4.57 metres).

Lot Coverage

1022.10 The maximum coverage shall be fifty percent (51%) of the lot area.

1023. Comprehensive Development District (Cariboo Street) (CD-23)

1023.1. The intent of this district is to allow a five storey building with 50 apartment dwelling units and 5 townhouse dwellings units. (BYLAW 7677, 2014)

Permitted Principal Uses

1023.2. The following principal uses and no others shall be permitted in the CD-23 district:

1023.3. *Child care in accordance with the regulations in Section 170.13 of this Bylaw;*

1023.4. *Duplex dwellings to Duplex Districts (RT-1) standards;*

1023.5. *Home based businesses;*

1023.6. *Multiple dwellings;*

1023.7. *Single detached dwelling to Single Detached Dwelling Districts (RS-1) standards.*

Permitted Accessory Uses

1023.8. The following accessory uses and no others shall be permitted in the CD-23 district:

1023.9. *Accessory uses to a permitted principal use;*

Building Setbacks

1023.10. Buildings shall be setback from property lines a distance not less than that indicated in the table below:

Property Line	Minimum Setback Required
Cariboo Street Property Line	2.30 metres (7.55 feet)
Thirteenth Street Property Line	2.44 metres (8.00 feet)
Fifth Avenue Property Line	3.85 metres (12.63 feet)
South West Property Line	2.44 metres (8.00 feet)

Height

1023.11. The height of buildings shall not exceed 17.57 metres (57.66 feet).

Density

1023.12. The floor space ratio shall not exceed a factor of 1.95.

1023.13. The number of dwelling units shall not exceed 55.

Site Coverage

1023.14. All principal buildings, including structures such as decks, balconies and canopies, in total shall not cover more than sixty-two percent (62%) of the site area.

Accessory Buildings

1023.15. All detached accessory buildings:

a) in total shall not cover more than ten percent (10%) of the site area;

b) shall not exceed a height of 4.47 meters (15 feet) measured from the finished floor of the building;

c) shall not be located within any required building setback;

d) shall not be located closer than 3.05 metres (10 feet) from a window of a habitable room; and

e) shall not be located closer than 4.57 metres (15 feet) from the corner of the site at the intersection of a street and lane.

Usable Open Space

1023.16. Usable open space shall be provided in accordance with the approved development permit plans.

Off-Street Parking

1023.17. Off-Street parking shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8225, 2020)**

1024 Comprehensive Development District (Albert Crescent) (CD–24)

1024.1 **The intent of this district is to allow a residential development with 121 apartment units in a 19 storey building and 9 townhouse units. (BYLAW 7264, 2008)**

Permitted Uses

1024.2 The following uses and no others shall be permitted in the (CD-24) district:

1024.3 *Apartment buildings and multiple dwellings of not less than four storeys developed for housing purpose;*

1024.4 *Townhouses;*

1024.5 *Child care in accordance with Section 170.13 of this Bylaw;*

1024.6 *Home based businesses;*

1024.7 *Public Utilities;*

1024.8 *Accessory Buildings and uses provided that all accessory buildings:*

(a) *shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;*

(b) *shall not be located in the require front yard;*

(c) *shall not be located closer than 5 feet (1.52 meters) from the rear or side site line;*

(d) *shall not be located closer than 10 feet (3.05 meters) from a window of a habitable room;*

(e) *shall not occupy more than ten percent (10%) of the site area;*

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

(g) *shall not be located closer than a distance of 15 feet (4.57 meters) from the corner of a site at the intersection of a street and lane.*

Yard Requirements

1024.9 For any building four stories in height or less the following yard requirements shall be satisfied:

Yard	Required
Front	**39 feet (11.9 meters)**
Side – West exterior	**10 feet (3.05 meters)**
Rear	**20 feet (6.10 meters)**

1024.10 For any building over four stories in height the following setback requirements shall be satisfied:

Yard	Required
Front	**25 feet (7.62 metres)**
Side – East Interior	**30 feet (9.14 metres)**
Side – West Exterior	**60 feet (18.30 metres)**
Rear	**38 feet (11.58 meters)**

Site Coverage

1024.11 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

Density

1024.12 The maximum number of apartment units permitted shall not exceed 121 in number.

1024.13 The maximum number of townhouse units permitted shall not exceed 9 in number.

1024.14 The maximum floor space ratio shall not exceed a factor of 4.0.

Off-Street Parking

1024.15 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw, except that:

(a) Standard Size Parking Spaces shall have a minimum width of 8.2 feet (2.5 meters) and a minimum length of 18 feet (5.5 meters) with access provided by a drive aisle with a minimum width of 20 feet (6.1 meters).

(b) Compact Size Parking Spaces shall have a minimum width of 7.5 feet (2.3 meters) and a minimum length of 15 feet (4.6 meters) with access provided by a drive aisle with a minimum width of 20 feet (6.1 meters).

(BYLAW 8184, 2020)

1024.16 *Deleted* **(BYLAW 8184, 2020*)***

1024.17 *De*leted **(BYLAW 8184, 2020)**

Usable Open Space

1024.18 Usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

1025 Comprehensive Development District (303 – 307 Jardine Street) (CD-25)

(BYLAW 7309, 2009)

1025.1 The intent of this district is to allow a site specific development at the northeast corner of Jardine Street and Ewen Avenue.

Permitted Uses

1025.2 The following uses and no others are permitted in the (CD-25) district:

1025.2.1 *Home based businesses* **(BYLAW 8225, 2020)**

1025.3 *Single detached dwelling to the Queensborough neighbourhood Residential Dwelling Districts (RQ-1) standards;*

1025.4 *Townhouses;*

1025.5 *Detached accessory buildings and uses provided that all accessory buildings and uses:*

(a) *shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of the building to the highest point of the structure;*
(b) *shall not be located within the required front yard;*
(c) *shall not be located less than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;*
(d) *shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;*
(e) *shall be located not less than 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;*
(f) *shall not exceed a site coverage ten percent (10%).*

Height

1025.6 No building shall exceed a geodetic elevation of 44 feet (13.44 metres).

Front Yard

1025.7 A front yard shall be provided of not less than 10 feet (3.05 metres) in depth.

Rear Yard

1025.8 A rear yard shall be provided of not less than 13 feet (3.96 metres) in depth.

Side Yard

1025.9 An exterior side yard shall be provided of not less than 6 feet (1.83 metres)

1025.10 An interior side yard shall be provided of not less than 7 feet (2.13 metres)

Site Coverage

1025.11 All principal buildings shall not exceed a site coverage of thirty six percent (36%) of the site.

Density

1025.12 The maximum number of dwelling units permitted is 8 in the CD-25 district.

1025.13 The floor space ratio shall not exceed a factor of 0.81.

Off-Street Parking

1025.14 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

1026 Comprehensive Development District (295 Francis Way) (CD-26)

(BYLAW 7532, 2012)

1026.1 The intent of this district is to allow a multi-unit residential development, consisting of non-market rental and market rental units.

Permitted Uses

1026.2 In the CD-26 District, the following uses shall be permitted:

1026.3 *Home based businesses;*

1026.4 *Multiple Unit Dwellings;*

Front Yard

1026.5 A front yard shall be provided of not less than 4.06 metres (13.33 feet) in depth from Francis Way.

Rear Yard

1026.6 A rear yard shall be provided of not less than 7.17 metres (23.5 feet).

Northwest Side Yard

1026.57 A side yard shall be provided along the northwest property line of not less than 5.63 metres (18.5 feet)

Southeast Side Yard

1026.8 A side yard shall be provided along the southeast property line of not less than 2.13 m (7 feet)

Density

1026.9 The total Floor Space Ratio shall not exceed 2.07.

Height

1026.10 The height of the building shall not exceed 15.24 metres (50 feet) from the height datum.

Off-Street Parking

1026.11 *Off-Street parking* shall be provided and maintained in accordance with the Off-Street Parking Regulations section Bylaw, except that:

(a) The total number of parking spaces provided must not be less than 166;

(b) The number of residential parking spaces shall be 148; and

(c) The number of visitor parking spaces shall be 18.

(BYLAW 8184, 2020)

1027 Comprehensive Development District (Westminster Pier) (CD-27)

(BYLAW 7331, 2009)

1027.1 **The intent of this district is to allow an active urban park with associated facilities and uses to allow intensive use of the waterfront setting.**

1027.2 The following uses and no others are permitted in the (CD-27) district:

1027.3 *Restaurants, excluding drive-in restaurants;* **(BYLAW 8575, 2026)**

1027.4 *Child care;*

1027.5 *Community recreational facilities, including ice arenas, stadiums, auditoriums, curling rinks, gymnasiums, swimming pools;*

1027.6 *Launching Ramps;*

1027.7 *Marine transportation facilities;*

1027.8 *Marinas, Class B, in accordance with Appendix C of this Bylaw;*

1027.9 *Parks and playgrounds;*

1027.10 *Deleted;* **(BYLAW 8453, 2024)**

1027.11 *Retail stores and personal service establishments supporting a 'Farmers' Market' concept and selling, among other goods and services, fresh fruits, vegetables, and flowers, prepared foods and crafts;*

Front Yard

1027.12 *No* front yard shall be required.

Rear Yard

1027.13 No rear yard shall be required.

Side Yard

1027.14 No side yard shall be required.

Density: Non-Residential Use

1027.15 The total density for the site shall not exceed a floor space ration of 0.6.

Density: Residential Use

1027.16 The total density for residential use shall not exceed a floor space ratio of 0.01.

Site Coverage

1027.17 The site coverage for residential use shall not exceed 1 percent of the site area.

1027.18 There are not any site coverage limitations for non-residential uses.

Height of Building

1027.19 The height of any buildings shall not exceed 40 feet.

Outside Uses

1027.20 Permitted uses set out in this zone may be carried out on outside a building to the extent that is consistent with the achievement of the objectives of the Official Community Plan.

Off-Street Parking

1027.21 *Off-Street parking* shall be provided and maintained in accordance with the Off-Street Parking Regulations section Bylaw, except that:

(a) for residential purposes, 1.0 parking spaces shall be provided for each residential 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.

(BYLAW 8184, 2020)

Off-Street Loading

1027.22 Off-street loading shall be provided and maintained as required by and in accordance with the provisions of Section 160 of this Bylaw.

1028 Comprehensive Development District (1932 Eighth Avenue) (CD-28)

(BYLAW 7365, 2009)

1028.1 **The intent of this district is to allow a place of worship at 1932 Eighth Avenue with a floor space ratio of 1.0**

Permitted Uses

1028.2 The following uses and no others shall be permitted in the (CD-28) district:

1028.3 Places of worship; (BYLAW 7924, 2018)

1028.4 Single Detached Dwelling to standards of the Neighbourhood Residential Dwelling Districts (NR-1) Zoning Schedule;

1028.5 Pu*blic Utilities;*

Front Yard

1028.6 A front yard shall be provided of not less than 8.9 feet (2.7 metres) in depth.

Rear Yard

1028.7 A rear yard shall be provided of not less than 21.9 feet (6.7 metres) in depth.

Exterior Side Yard

1028.8 An exterior side yard shall be provided of not less than 9.5 feet (2.9 metres) in width.

Interior Side Yard

1028.9 An interior side yard shall be provided of not less than 1.6 feet (0.5 metres) in width.

Height

1028.10 The height of a building shall not exceed 31 feet (9.45 metres).

Site Coverage

1028.11 All principal buildings in total shall not cover more than fifty percent (50%) of the site area.

Floor Space Ratio

1028.12 The floor space ratio shall not exceed a factor of 1.0.

Off-Street Parking

1028.13 Despite section 140.14, o*ff-street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw.

(BYLAW 8184, 2020)

1029 Comprehensive Development District (1408 Fifth Avenue) (CD–29)

(BYLAW 7394, 2010)

1029.1 **The intent of this district is to allow for a child care facility not exceeding 50 child care children at 1408 Fifth Avenue.**

Permitted Uses

1029.2 The following uses and no others shall be permitted in the (CD-29) district:

1029.3 *Child care;*

1029.4 *Home Based Businesses;*

1029.5 *Single detached dwelling to the Single Detached Dwelling Districts (RS-1) standards;*

1029.6 *Temporary commercial and industrial use of properties in accordance with Section 190.46 of this Bylaw;*

1029.7 *If detached accessory buildings:*

(a) *shall not exceed one storey nor a height of 4.57 metres (15 feet) measured from the finished floor of the building;*

(b) *shall not be located in the required front yard;*

(c) *shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;*

(d) *if the detached structure is a garage or carport then it shall not be located closer to a lane than 6.71 metres (22 feet), less the width of such lane;*

(e) *shall not be closer than 1.52 metres (5 feet) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;*

(f) *shall be located not closer than a distance of 4.57 metres (15 feet) from the corner of the site at an intersection of a street and lane;*

(g) *shall be located not closer than 1.52 metres (5 feet) from any rear or side site line bounded by a street;*

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

1029.8 *If attached accessory buildings:*

(a) *that are accessory greenhouses, parking structures, swimming pool covers, decks, porches, or balconies shall be deemed to be accessory buildings;*

(b) *shall not exceed one storey nor a height of 4.57 metres (15 feet) measured from the finished floor of such accessory building;*

(c) *shall not be located in the required front yard;*

(d) *shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;*

(e) *shall be located not closer than a distance of 4.57 metres (15 feet) from the corner of the site at an intersection of a street and lane;*

(f) *shall be located not closer than 1.52 metres(5 feet) from any rear or side site line bounded by a street;*

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

Height

1029.9 The height of the *building* shall not exceed 7.62 metres (25 feet).

1029.10 The peak of any roof shall not exceed 10.67 metres (35 feet).

Front Yard

1029.11 A *front yard* shall be provided of not less than 6.43 metres (21.125 feet) in depth.

Rear Yard

1029.12 A *rear yard* shall be provided of not less than 6.43 metres (21.125 feet) in depth.

Side Yard

1029.13 *Side yards* shall be provided of not less than 1.83 metres (6 feet).

Projections

1029.14 Projections from the building are allowed in accordance with the relevant provisions of Sections 190.37 to 190.40 of this Bylaw.

Site Coverage

1029.15 All principal buildings shall not exceed a *site coverage* of thirty nine percent (39%) of the site.

Density

1029.16 The number of *child care children* in a *child care* use shall not exceed 50; however a *child care* use may contain an additional 20 spaces provided that the additional spaces are used only for before and after school care. **(BYLAW 7525, 2012)**

1029.17 The *floor space ratio* shall not exceed a factor of 0.56.

Site Area and Frontage

1029.18 A site shall be not less than 738.30 square metres (7,947 square feet).

1029.19 A site shall not have a frontage of less than 24.38 metres (80 feet).

Off-Street Parking

1029.20 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw, except a child care use shall provide a minimum of six (6) parking spaces.

(BYLAW 7525, 2012; 8184, 2020)

1030 Comprehensive Development District (21 – 27 Eighth Avenue) (CD–30)

(BYLAW 7414, 2010)

1030.1 **The intent of this district is to allow a mixed use development at 21 and 27 Eighth Avenue consisting of pedestrian-oriented commercial businesses, townhouses and four storeys of residential development.**

Permitted Uses

1030.2 The following uses and no others shall be permitted in the (CD-30) district:

1030.3 *Animal Grooming and Daycare Facilities;*

1030.4 *Animal Hospitals and Veterinary Clinics;*

1030.5 *Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores;*

1030.6 *Banks;*

1030.7 *Businesses and professional offices;*

1030.8 *Restaurants, excluding drive-in restaurants;* **(BYLAW 8575, 2026)**

1030.9 *Deleted;* **(BYLAW 8575, 2026)**

1030.10 *Child care in a non-residential building or portion of a non-residential building;*

1030.11 *Clubs and lodges;*

1030.12 *Commercial schools;*

1030.13 *Dance halls;*

1030.14 *Gymnasiums;*

1030.15 *Deleted;* **(BYLAW 8172, 2020)**

1030.16 *Home based businesses;*

1030.17 *Housing units;*

1030.18 *Libraries;*

1030.19 *Meeting halls;*

1030.20 *Personal service establishments;* **(BYLAW 8575, 2026)**

1030.21 *Retail sale of new automobile parts and accessories;*

1030.22 *Retail stores;*

1030.22.1 *Small-scale production;* **(BYLAW 8575, 2026)**

1030.23 *Art studios;* **(BYLAW 8575, 2026)**

1030.23.1 *Television studios;* **(BYLAW 8575, 2026)**

1030.24 *Video stores;*

1030.25 *Accessory buildings and uses;*

Development Sites

1030.26 *For the purposes of this zoning schedule the property municipally known as 27 Eighth Avenue and more specifically described as:*

NEW WEST DISTRICT GROUP 1, PLAN 11449 PCL "A" (M19514E) LOT 15 & W250' LOT 15 EX PCL "A" SBLK14.

PID: 009-521-844; and 009-521-798

shall be referred to as Site A.

1030.27 *For the purposes of this zoning schedule the property municipally known as 21 Eighth Avenue and more specifically described as:*

LOT 15, NEW WEST DISTRICT GROUP 1, PLAN 11449 SUBURBAN BLOCK 14, EXCEPT: THE WESTERLY 250 FEET.

PID: 009-521-887

shall be referred to as Site B

Front Yard

1030.28 Minimum front yards shall be provided in accordance with the following:

Site:	Residential Uses:	Commercial Uses:
Site A	1.22 metres (4 feet)	1.68 metres (5.5 feet)
Site B	No Front Yard Required	No Front Yard Required

Rear Yard

1030.29 Minimum rear yards shall be provided in accordance with the following:

Site:	Residential Uses:	Commercial Uses:
Site A	3.05 metres (10 feet)	54 metres (177.17 feet)
Site B	3.05 metres (10 feet)	44 metres (144.36 feet)

Side Yards

1030.30 Minimum side yards shall be provided along Eighth Avenue in accordance with the following:

Site:	Residential Uses:	Commercial Uses:
Site A	4.42 metres (14.5 feet)	No Side Yard Required
Site B	4.42 metres (14.5 feet)	No Side Yard Required

1030.31 Minimum side yards shall be provided along the lane in accordance with the following

Site:	Residential Uses:	Commercial Uses:
Site A	No Side Yard Required	26.82 metres (88 feet)
Site B	No Side Yard Required	No Side Yard Required

Projections

1030.32 In addition to the projections permitted in section 190.37 of the Zoning Bylaw, bay windows shall be permitted to extend into the required front yard provided that no bay window shall extend into the required front yard more than 0.61 metres (2 feet) or exceed a projected width greater than 2.44 metres (8 feet) or a projected height greater than one storey.

1030.33 In addition to the projection permitted in section 190.38 of the Zoning Bylaw, unenclosed porches and balconies shall be permitted to project into the required side yard provided that no unenclosed porches or balconies shall extend into the required side yard more than 2 metres (6.56 feet).

Density

1030.34 The residential density of the net area of the site shall not exceed the lesser of the following:

Site:	Floor Space Ratio		Number of Residential Units
Site A	2.11 FSR	and	79 Units
Site B	2.14 FSR	and	73 Units

1030.35 The commercial density of the net area of the site shall not exceed the following:

Site:	Floor Space Ratio
Site A	0.07
Site B	0.23

Subdivision

1030.36 The maximum area and the dimensions and shape of the lots in the Comprehensive Development District (21 – 27 Eighth Avenue) (CD-30) shall be the area and the dimensions and the shape of sites A and B respectively.

Height

1030.37 The height of a building shall not exceed the lesser of 12.65 metres (41.5 feet) or four storeys.

Usable Open Space

1030.38 In buildings containing housing units, usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

Off-Street Parking

1030.39 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Bicycle Parking

1030.40 Bicycle parking shall be provided in accordance with the provisions of the Off-Street Bicycle Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Off- Street Loading

1030.41 Off-Street loading shall be provided in accordance with the provisions of the Off-Street Loading Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

1031 Comprehensive Development District (2230 Eighth Avenue) (CD-31)

(BYLAW 7419, 2010)

1031.1 **The intent of this district is to allow a place of worship at 1932 Eighth Avenue with a floor space ratio of 1.0**

Permitted Uses

1031.2 The following uses and no others shall be permitted in the (CD-28) district:

1031.3 Single detached dwellings to NR-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)

1031.4 The keeping of not more than two boarders or lodgers nor more than four foster children in a dwelling unit, nor more than eight child care children in a single detached dwelling

1031.5 Home based businesses

1031.6 Public utilities

1031.7 Women's transition houses

1031.8 Accessory buildings and uses provided that all accessory buildings and uses:

1031.9 If det*ached accessory buildings:*

(a) *shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of the building;*

(b) *shall not be located in the required front yard;*

(c) *shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;*

(d) *if the detached structure is a garage or carport then it shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;*

(e) *shall not be closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;*

(f) *shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;*

(g) *shall not be located closer than 5 feet (1.52 metres) from any rear or side site, bounded by a street;*

(h) *shall not cover more than ten percent (10%) of the site area*

1031.10 If *attached accessory buildings:*

(a) *that are accessory greenhouses, parking structures, swimming pool covers, decks, porches, or balconies shall be deemed to be accessory buildings;*

(b) *shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;*

(c) *shall not be located in the required front yard;*

(d) *shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;*

(e) *shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;*

(f) *shall not be located closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;*

(g) *shall not cover more than ten percent (10%) of the site area;*

1031.11 *Temporary commercial and industrial use of properties in accordance with Section 190.46 of this Bylaw.*

Height

1031.12 *The height of the building shall not exceed 25 feet (7.62 metres).*

1031.13 *T*he peak of any roof shall not exceed 35 feet (10.67 metres).

Front Yard

1031.14 A front yard shall be provided of not less than 15 feet (4.57 metres).

Rear Yard

1031.15 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

1031.16 For lots with a frontage of 40 feet (12.19 metres) or more a side yard shall be provided on each side of the building of not less than ten percent (10%) of the width of the site, provided that the maximum width of any side yard need not exceed 5 feet (1.52 metres). For lots with a frontage of 40 feet (12.19 metres) or less a side yard shall be provided on each side of the building of not less than 4 feet (1.22 metres).

Site Coverage

1031.17 All principal buildings in total shall not cover more than thirty-five percent (35%) of the site area.

Floor Space Ratio

1031.18 Despite Section 120.80, for the purpose of this Section 1031, floor space ratio means the numerical factor determined by measuring the horizontal cross-sectional area of the principal building to the outside of the outer walls of the building at each storey and determining the total of all such areas, excluding:

(a) any area having a floor to ceiling height of four feet (1.22 metres) or less;

1031.19 The floor space ratio shall not exceed a factor of 0.52

Projections

1031.20 Projections from the building are allowed in accordance with the relevant provisions of Sections 190.37 to190.40 of this Bylaw.

Site Area and Frontage

1031.21 A site shall be not less than 4,000 square feet (371.6 square metres) in area and shall have a frontage of not less than ten percent (10%) of its perimeter, unless Council determines upon a lesser frontage, except in the case of a site registered in the Land Title Office, City of New Westminster, prior to the final adoption of this Bylaw.

Off-Street Parking

1031.22 Off-Street parking shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8225, 2020)**

Secondary Suite Design Amenity

1031.23 Where an owner of property provides an amenity consisting of building and landscape design features which conform to City of New Westminster "Design Standards and Guidelines for Secondary Suites" attached hereto as Appendix G and forming part of this Bylaw, the number of dwelling units in a house may be increased by one secondary suite. A provision of this amenity and an increase in the density will only be allowed if all "Requirements for Secondary Suites" set out in Section 190.29 of this Bylaw are complied with in all respects

1032 Comprehensive Development District (215 Brookes Street) (CD-32)

(BYLAW 7429, 2010)

1032.1 **The intent of this district is to allow medium-rise multi-family development to a density of 69 units per acre (171 units per hectare).**

Permitted Uses

1032.2 *The following uses and no others shall be permitted in the (CD-32) district:*

1032.3 *Single detached dwellings to (RQ-1) District standards;*

1032.4 *Duplex dwellings to (RT-1) District standards;*

1032.5 *Apartment buildings and multiple dwellings of not more than four storeys;*

1032.6 *Child care in accordance with Section 170.13 of this Bylaw;*

1032.7 *Home based businesses;*

1032.8 *Public utilities;*

1032.9 *A*ccessory buildings and uses provided that all accessory buildings:

(a) *shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;*

(b) *shall not be located in the required front yard;*

(c) *shall not be located closer than 5 feet (1.52 metres) from the rear or side site lines;*

(d) *shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;*

(e) *shall not occupy more than ten percent (10%) of the site area;*

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

(g) *shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane;*

Front Yard

1032.10 A front yard shall be provided of not less than 15 feet (4.62 metres) in depth.

Rear Yard

1032.11 A rear yard shall be provided of not less than 15 feet (4.6 metres) in depth.

Side Yard

1032.12 A side yard shall be provided on each side of the site as follows:

(a) Where the side yard adjoins a street, the side yard shall be not less than 37 feet (11.2 metres);

(b) Where the side yard does not adjoin a street, the side yard shall be not less than 12.6 feet (3.8 metres);

Exceptions to Front, Rear and Side Yard Depths

1032.13 Despite the provisions of Sections 190.37 to 190.40 of this Bylaw, bays of windows or balconies shall be permitted to be located up to a maximum of 4 feet (1.22 metres) into the front, rear and side yards of buildings but not to exceed thirty-five percent (35%) of the width of the facade on which they occur;

Site Coverage

1032.14 All principal buildings in total shall not cover more than 47 percent (47%) of the site area.

Density

1032.15 The maximum number of units permitted per net acre (.40 hectares) of land shall not be greater than 68.

Height

1032.16 The maximum height of an apartment building or multiple dwelling shall be three storeys or 40 feet (12.2 metres), whichever is the lesser.

Width of Building

1032.17 Where the height of the building exceeds 40 feet (12.19 metres), the maximum horizontal measurement of the building above such prescribed height, measured parallel to a site boundary, shall not exceed fifteen percent (15%) of the total length of the perimeter of the site. Where more than one shaft to a building, any of which exceed 40 feet (12.19 metres) in height, the total maximum horizontal measurement of the buildings or shafts shall not exceed the maximum measurement allowed if one building with one shaft occupied the site.

Length of Building

1032.18 Where the length of a building exceeds 120 feet (36.58 metres), the building length should be such that the height varies between two stories to a maximum of four stories.

Off-Street Parking

1032.19 Off-*Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Usable Open Space

1032.20 Usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

1033 Comprehensive Development District (245 Brookes Street) (CD-33)

(BYLAW 7430, 2010)

1033.1 **The intent of this district is to allow medium-rise multi-family development to a density of 72 units per acre (178 units per hectare).**

Permitted Uses

1033.2 *The following uses and no others shall be permitted in the (CD-32) district:*

1033.3 *Single detached dwellings to (RQ-1) District standards;*

1033.4 *Duplex dwellings to (RT-1) District standards;*

1033.5 *Apartment buildings and multiple dwellings of not more than four storeys;*

1033.6 *Child care in accordance with Section 170.13 of this Bylaw;*

1033.7 *Home based businesses;*

1033.8 *Public utilities;*

1033.9 *Accessory buildings and uses provided that all accessory buildings*:

(a) *shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;*

(b) *shall not be located in the required front yard;*

(c) *shall not be located closer than 5 feet (1.52 metres) from the rear or side site lines;*

(d) *shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;*

(e) *shall not occupy more than ten percent (10%) of the site area;*

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

(g) *shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane;*

Front Yard

1033.10 A front yard shall be provided of not less than 15 feet (4.62 metres) in depth.

Rear Yard

1033.11 A rear yard shall be provided of not less than 15 feet (4.6 metres) in depth.

Side Yard

1033.12 A side yard shall be provided on each side of the site as follows:

(a) Toward the northerly side lot line, the side yard shall be not less than12.6 feet (3.8 metres);;

(b) Toward the southerly side lot line the side yard shall be not less than 16.5 feet (5.03 metres);

Exceptions to Front, Rear and Side Yard Depths

1033.13 Despite the provisions of Sections 190.37 to 190.40 of this Bylaw, bays of windows or balconies shall be permitted to be located up to a maximum of 4 feet (1.22 metres) into the front, rear and side yards of buildings but not to exceed thirty-five percent (35%) of the width of the facade on which they occur;

Site Coverage

1033.14 All principal buildings in total shall not cover more than 52 percent (52%) of the site area.

Density

1033.15 The maximum number of units permitted per net acre (.40 hectares) of land shall not be greater than 72.

Height

1033.16 The maximum height of an apartment building or multiple dwelling shall be three storeys or 40 feet (12.2 metres), whichever is the lesser.

Width of Building

1033.17 Where the height of the building exceeds 40 feet (12.19 metres), the maximum horizontal measurement of the building above such prescribed height, measured parallel to a site boundary, shall not exceed fifteen percent (15%) of the total length of the perimeter of the site. Where more than one shaft to a building, any of which exceed 40 feet (12.19 metres) in height, the total maximum horizontal measurement of the buildings or shafts shall not exceed the maximum measurement allowed if one building with one shaft occupied the site.

Length of Building

1033.18 Where the length of a building exceeds 120 feet (36.58 metres), the building length should be such that the height varies between two stories to a maximum of four stories.

Off-Street Parking

1033.19 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Usable Open Space

1033.20 Usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

1034 Comprehensive Development District (Ward Street) (CD-34)

(BYLAW 7421, 2010)

1034.1 **The intent of this district is to allow medium-rise multi-family development to a density of 74 units per acre (183 units per hectare).**

Permitted Uses

1034.2 The following uses and no others shall be permitted in the (CD-34) district:

1034.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated '(RD) Residential Single Detached and Semi-Detached Housing' or '(RGO) Residential – Ground Oriented Infill Housing' in the City of New Westminster Official Community Plan.

(BYLAW 7936, 2017)

1034.4 *Duplex dwellings to (RT-1) District standards*

1034.5 *Apartment buildings and multiple dwellings of not more than four storeys*

1034.6 *Child care in accordance with Section 170.13 of this Bylaw*

1034.7 *Home based businesses*

1034.8 *Public utilities*

1034.9 *Accessory buildings and uses provided that all accessory buildings*

(a) *shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;*

(b) *shall not be located in the required front yard;*

(c) *shall not be located closer than 5 feet (1.52 metres) from the rear or side site lines;*

(d) *shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;*

(e) *shall not occupy more than ten percent (10%) of the site area;*

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

(g) *shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane*

Front Yard

1034.10 A front yard shall be provided of not less than 25 feet (7.62 metres) in depth.

Rear Yard

1034.11 A rear yard shall be provided of not less than 21.9 feet (6.7 metres) in depth.

Side Yard

1034.12 A side yard toward the west property line shall be provided of not less than 12 feet (3.65 metres).

1034.13 A side yard toward the east property line shall be provided of not less than 11 feet (3.35 metres)

Exceptions to Front, Rear and Side Yard Depths

1034.14 Despite the provisions of Sections 190.37 to 190.40 of this Bylaw, bays of windows or balconies shall be permitted to be located up to a maximum of 4 feet (1.22 metres) into the front, rear and side yards of buildings but not to exceed thirty-five percent (35%) of the width of the facade on which they occur.

Site Coverage

1034.15 All principal buildings in total shall not cover more than 50 percent (50%) of the site area.

Density

1034.16 The maximum number of units permitted per net acre (.40 hectares) of land shall not be greater than 74.0

1034.17 The Floor Space Ratio shall not exceed a factor of 2.0

Height

1034.18 The maximum height of an apartment building or multiple dwelling shall be four storeys or 41 feet (12.5 metres), whichever is the lesser

Width of Building

1034.19 Where the height of the building exceeds 40 feet (12.19 metres), the maximum horizontal measurement of the building above such prescribed height, measured parallel to a site boundary, shall not exceed fifteen percent (15%) of the total length of the perimeter of the site. Where more than one shaft to a building, any of which exceed 40 feet (12.19 metres) in height, the total maximum horizontal measurement of the buildings or shafts shall not exceed the maximum measurement allowed if one building with one shaft occupied the site.

Length of Building

1034.20 Where the length of a building exceeds 120 feet (36.58 metres), the building length should be such that the height varies between two stories to a maximum of four stories.

Off-Street Parking

1034.21 Despite section 140.14, *off-street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw.

(BYLAW 8184, 2020)

Usable Open Space

1034.22 Usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

1035 Comprehensive Development District (Multi Use Civic Facility) (CD-35) (BYLAW 7407, 2011)

1035.1 **The intent of this district is to allow a civic centre facility in the Columbia Street Historic Area with pedestrian oriented commercial uses at ground floor level and offices above.**

Permitted Uses

1035.2 The following principal and accessory uses are permitted in the CD-35 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.

(BYLAW 8575, 2026)

Permitted Principal Uses	Active Use Restrictions Apply	Use-Specific Regulations
Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores, and *used music store*		
Art studios	✓	
Business and professional offices	✓	
Child care in a non-residential portion of the *building*	✓	✓
Commercial school	✓	
Congregate care, assisted living for seniors		✓
Hotels		✓
Live-work unit		✓
Multiple dwelling	✓	✓
Personal service establishments		
Public assembly and entertainment use	✓	
Restaurants	✓	✓
Retail stores		
Small-scale brewery or distillery	✓	✓
Small-scale production	✓	✓
Student housing		✓
Television studios	✓	

Permitted Accessory Uses	Active Use Restrictions Apply	Use-Specific Regulations
Accessory uses to permitted *principal uses*	✓	
Home-based businesses		✓

(BYLAW 8575, 2026)

Conditions of Use

1035.3 Restaurants excludes drive-in restaurants and drive-through restaurants.

(BYLAW 8575, 2026)

1035.4 Deleted;

1035.5 Deleted;

1035.6 Deleted; **(BYLAW 8225, 2020; 8575, 2026)**

1035.7 Deleted;

1035.8 Deleted;

1035.9 Deleted;

1035.10 Deleted;

1035.11 Deleted;

1035.12 Deleted;

1035.13 Deleted;

1035.14 Deleted;

1035.15 Deleted;

1035.16 Deleted;

1035.17 Deleted;

1035.18 Deleted;

1035.19 Deleted;

1035.20 Deleted;

1035.21 Deleted;

1035.22 Deleted;

1035.23 Deleted;

1035.24 Deleted;

1035.25 Deleted;

1035.26 Deleted;

(BYLAW 8575, 2026)

Front Yard

1035.27 There is not any front yard requirement.

Rear Yards

1035.28 There is not any rear yard requirement.

Side Yards

1035.29 There is not any side yard requirement.

Density: Non-Residential Use

1035.30 The total density for the site shall not exceed a factor of 7.0

Density: Residential

1035.31 The density for residential use shall not exceed a factor of 6.0

Site Coverage

1035.32 The site coverage for residential uses shall not exceed 40 percent of the site.

1035.33 There are not any site coverage limitation for other uses.

Height of Building

1035.34 The height of the building shall not exceed 220 feet from the datum of the site.

Location and Massing

1035.35 The location and massing of the civic centre facility shall be in general accordance with Schedule “A”.

1035.36 The location and massing of the office building shall be in general accordance with Schedule “B”

1035.37 The location and massing of the parking garage shall be in general accordance with Schedule “C”.

Width of Building

1035.38 Where the height of a residential building exceeds 40 feet above Columbia Street, the maximum horizontal measurement of the building above the prescribed height, measured parallel to a site boundary shall not exceed 119 feet in an east-west direction.

Usable Open Space

1035.39 The location and massing of the usable open space shall be in general accordance with Schedule “D”.

Light Air and Privacy

1035.40 Apartment buildings and live-work units shall have light, air and privacy for all housing units to at least the average currently available in the City.

Outside Uses

1035.41 Permitted uses set out in this Schedule may be carried out on outside the building to the extent that is consistent with the achievement of the objectives of the Official Community Plan.

Rooftops

1035.42 All rooftops shall be constructed so as to present an attractive appearance in the manner contemplated by the Official Community Plan.

Shelter

1035.43 All retail uses shall maintain along the full length of the street frontage of their buildings, rain shelters of not less than six feet in width in the form of a canopy or indented arcade.

Off-Street Parking

1035.44 *Off-street parking* for automobiles shall be provided and maintained as a customary incidental accessory use to every building and use of site in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw except that:

(a) For residential purposes, 1.0 parking spaces shall be provided for each dwelling unit, bachelor unit or housekeeping unit

(b) For all other uses, excluding c), 1.0 parking spaces shall be provided for each 1,000 square feet (92.9 square metres) of gross floor area of a building **(BYLAW 8225, 2020)**

(c) For congregate housing, the following off-street parking spaces shall be provided:

i) one parking space for each five bachelor units or portion thereof;

ii) 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; and

(e) 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). **(BYLAW 8184, 2020)**

1035.45 Deleted **(BYLAW 8184, 2020)**

1035.46 Those properties that have contributed to the capital cost of the Front Street 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 of the Zoning Bylaw 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;

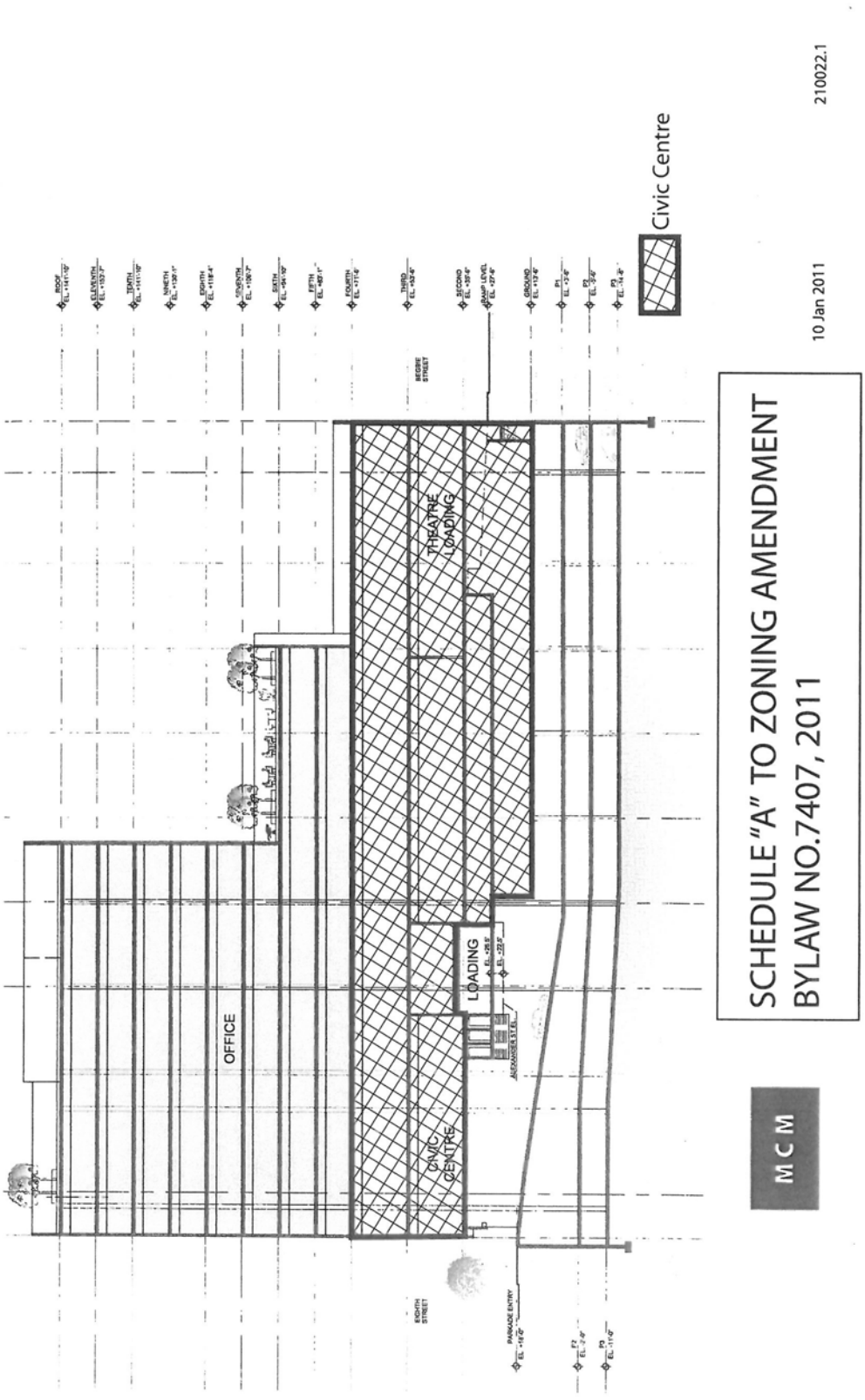
(c) the parking credits for 425-435 Columbia Street and 615-625 Columbia Street shall be deemed to have been used;

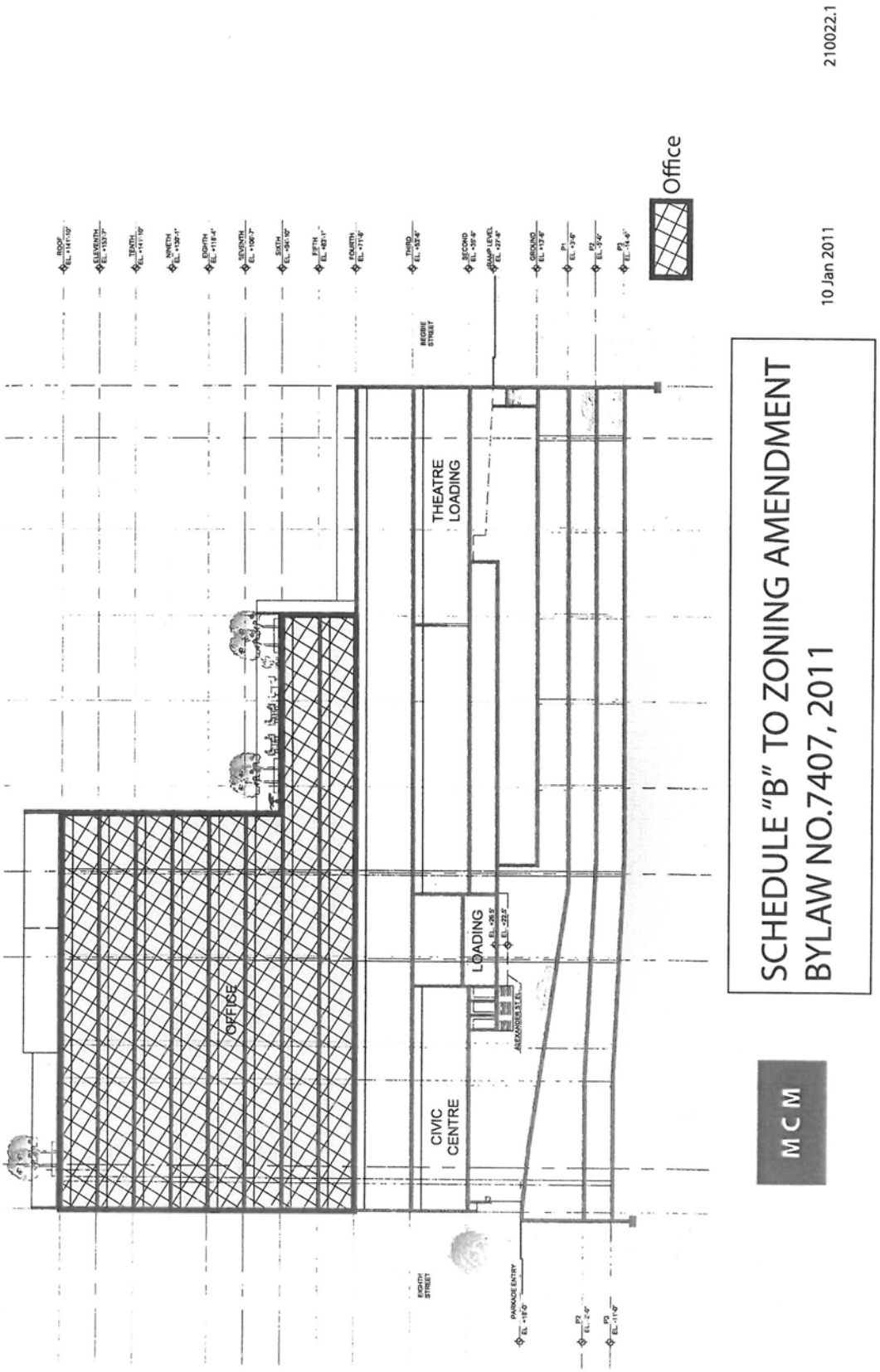
(d) the parking credits may not be transferred from property to property

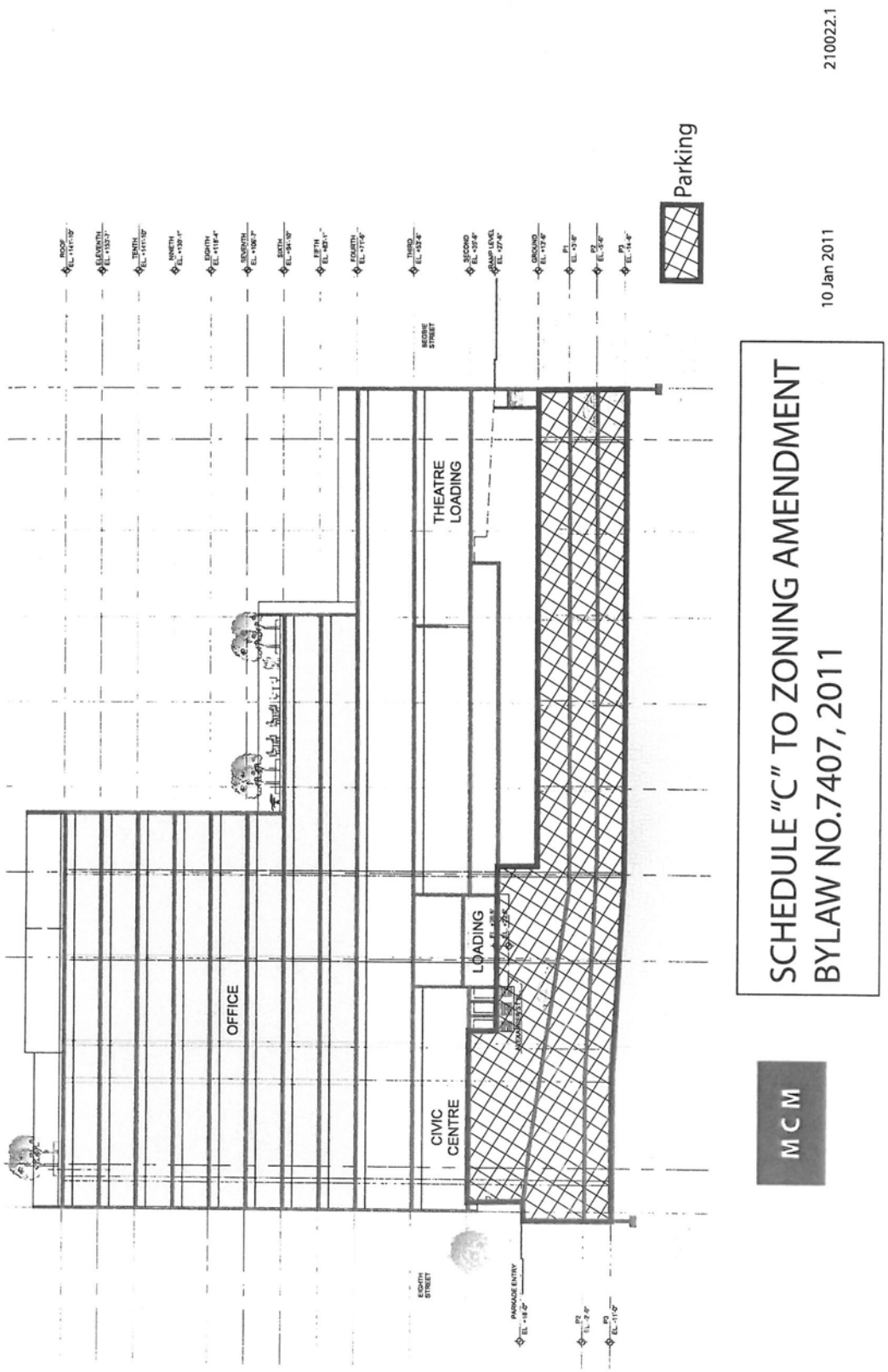
Off-Street Loading

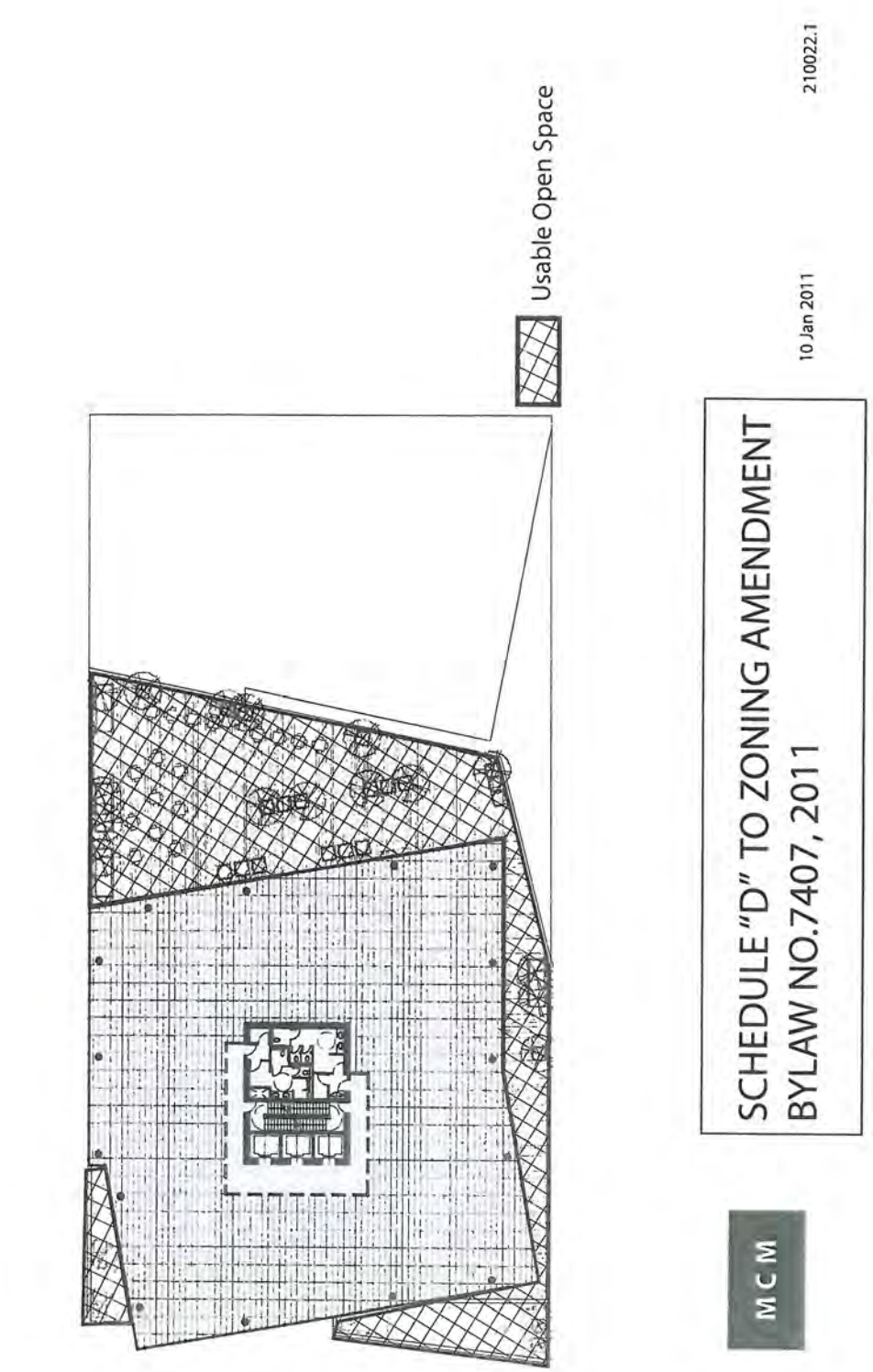
1035.47 Off-street loading shall be provided and maintained as required by and in accordance with the provisions of Section 160 of this Bylaw, except that the requirements of Section 160 shall not apply to site fronting:

(a) Columbia Street between Fourth and Eighth Streets

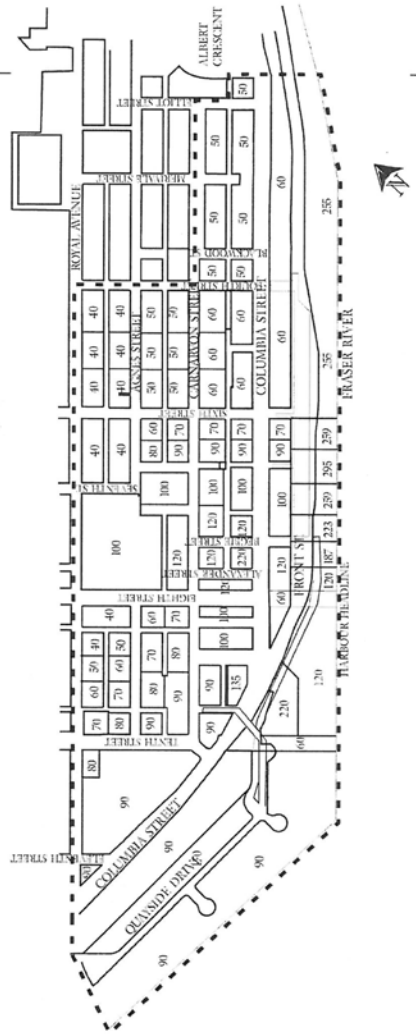

SCHEDULE "A" TO ZONING AMENDMENT
BYLAW NO.7407, 2011
10 Jan 2011
210022.1
Civic Centre
M C M
OFFICE
LOADING
THEATRE
LOADING
CIVIC
CENTRE
ROOF
ELEVENTH
TENTH
NINTH
EIGHTH
SEVENTH
SIXTH
FIFTH
FOURTH
THIRD
SECOND
RAMP LEVEL
GROUND
P1
P2
P3
EIGHTH STREET
PARKADE ENTRY


SCHEDULE "B" TO ZONING AMENDMENT
BYLAW NO.7407, 2011
10 Jan 2011
210022.1
Office
THEATRE
LOADING
LOADING
OFFICE
CIVIC
CENTRE
MCM


SCHEDULE "C" TO ZONING AMENDMENT
BYLAW NO.7407, 2011
10 Jan 2011
210022.1
Parking
M C M
OFFICE
CIVIC CENTRE
LOADING
THEATRE LOADING
SECOND
GROUND
P1
P2
P3
SEOBIE STREET
EIGHTH STREET


Usable Open Space
SCHEDULE "D" TO ZONING AMENDMENT
BYLAW NO.7407, 2011
10 Jan 2011
210022.1
M C M

Supplementary Plan To the
(C-4) Central Business Districts
Supplementary Plan 3
Maximum Permitted Building Height
Above Average Grade of Site (Measured in Feet)

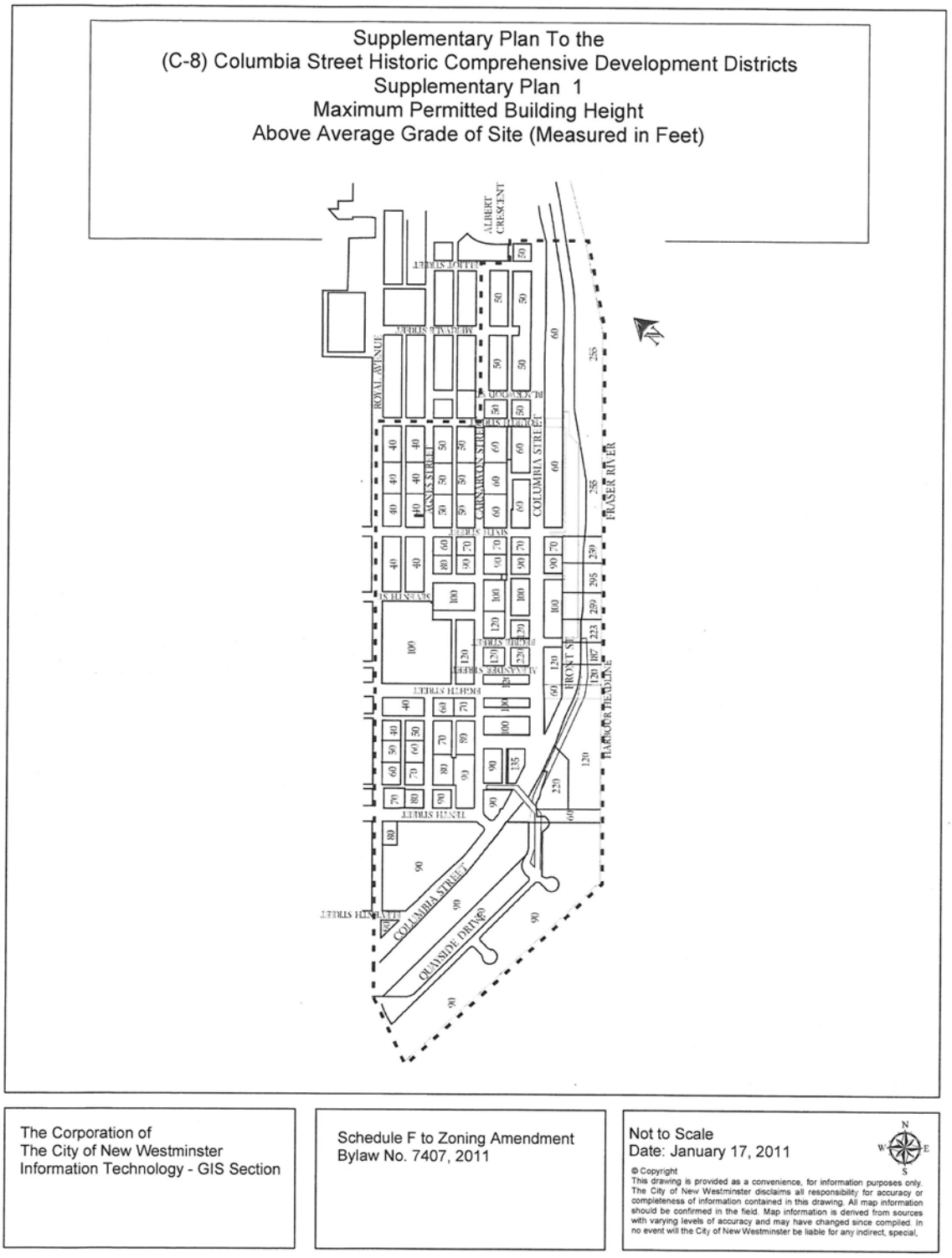


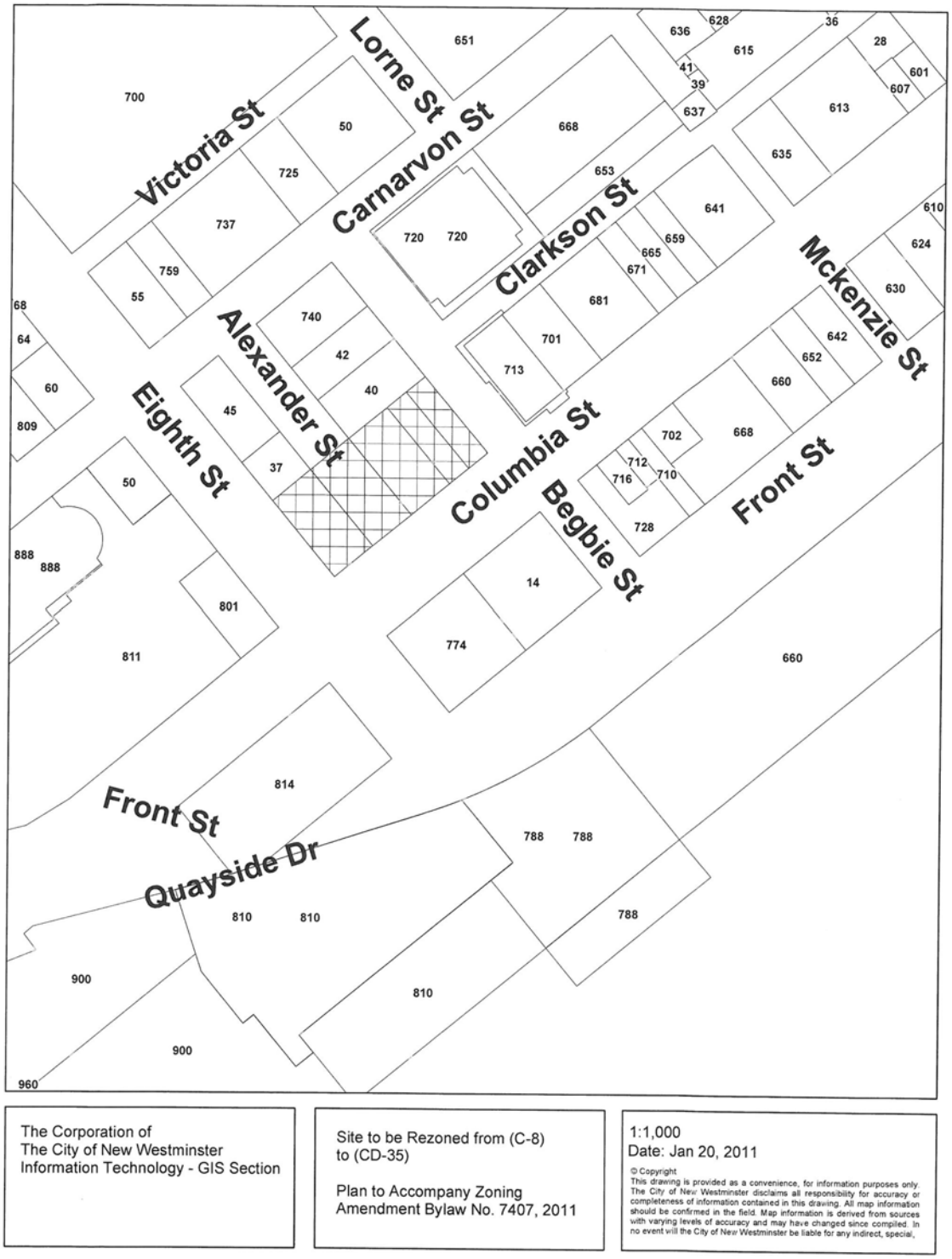
The Corporation of
The City of New Westminster
Information Technology - GIS Section

Schedule E to Zoning Amendment
Bylaw No. 7407, 2011

Not to Scale
Date: January 17, 2011

© Copyright
This drawing is provided as a convenience, for information purposes only. The City of New Westminster disclaims all responsibility for accuracy or completeness of information contained in this drawing. All map information should be confirmed in the field. Map information is derived from sources with varying levels of accuracy and may have changed since compiled. In no event will the City of New Westminster be liable for any indirect, special,


Supplementary Plan To the
(C-8) Columbia Street Historic Comprehensive Development Districts
Supplementary Plan 1
Maximum Permitted Building Height
Above Average Grade of Site (Measured in Feet)
ALBERT CRESCENT
ROYAL AVENUE
COLUMBIA STREET
FRASER RIVER
FRONT STREET
COLUMBIA STREET
QUAYSIDE DRIVE
The Corporation of
The City of New Westminster
Information Technology - GIS Section
Schedule F to Zoning Amendment
Bylaw No. 7407, 2011
Not to Scale
Date: January 17, 2011
© Copyright
This drawing is provided as a convenience, for information purposes only. The City of New Westminster disclaims all responsibility for accuracy or completeness of information contained in this drawing. All map information should be confirmed in the field. Map information is derived from sources with varying levels of accuracy and may have changed since compiled. In no event will the City of New Westminster be liable for any indirect, special,



The Corporation of
The City of New Westminster
Information Technology - GIS Section

Site to be Rezoned from (C-8)
to (CD-35)

Plan to Accompany Zoning
Amendment Bylaw No. 7407, 2011

1:1,000
Date: Jan 20, 2011

© Copyright
This drawing is provided as a convenience, for information purposes only. The City of New Westminster disclaims all responsibility for accuracy or completeness of information contained in this drawing. All map information should be confirmed in the field. Map information is derived from sources with varying levels of accuracy and may have changed since compiled. In no event will the City of New Westminster be liable for any indirect, special,

1036 Comprehensive Development District (57 Seventh Avenue) (CD-36))

(BYLAW 7652, 2013)

1036.1 The intent of this district is to allow a multi-service child care operation with a total of 41 licensed spaces or a single detached dwelling in accordance with the Single Detached Dwelling Districts (RS-1) at 57 Seventh Avenue

Permitted Principal Uses

1036.2 The following principal uses and no others shall be permitted in the CD-36 district:

1036.3 *Child Care;*

1036.4 *Single Detached Dwelling to Single Detached Dwelling Districts (RS-1) Standards*.

Permitted Accessory Uses

1036.5 The following accessory uses and no others shall be permitted in the CD-36 district:

1036.6 Accessory uses to a child care use, provided they are limited only to uses which include children enrolled in a child care program on site, and direct relatives and caregivers of children enrolled in a child care program on site.

Conditions of Use

1036.7 No more than 25 child care children shall be permitted in a child care use at any one time, however once the site is configured substantially in accordance with the site plan attached to and forming part of this zoning district an additional 16 child care children shall be permitted.

1036.8 There shall not be more than eight child care children which attend a program which is less than a full day in a child care use at any one time.

Front Yard

1036.9 A front yard shall be provided of not less than 7.4 metres (24.28 feet).

Rear Yard

1036.10 A rear yard shall be provided of not less than 7.62 metres (25 feet).

Side Yards

1036.11 Side yards shall be provided of not less than 4.57 metres (15 feet).

Height

1036.12 The height of buildings shall not exceed 7.62 metres (25 feet).

Density

1036.13 The floor space ratio shall not exceed a factor of 0.5.

Site Coverage

1036.14 All principal buildings, including structures such as decks, balconies and canopies, in total shall not cover more than forty percent (40%) of the site area.

1036.15 All detached accessory buildings in total shall not cover more than ten percent (10%) of the site area.

Fencing and Screening Regulations

1036.16 For a *child care* use, despite regulations elsewhere in this bylaw, fencing and screening shall, at a minimum, be provided in accordance with the site plan attached to a forming part of this zoning district.

1036.17 Fencing and screening may be increased beyond that indicated on the attached site plan, provided they are in accordance with fencing and screening regulations in this bylaw for single detached dwelling districts.

Off-Street Parking

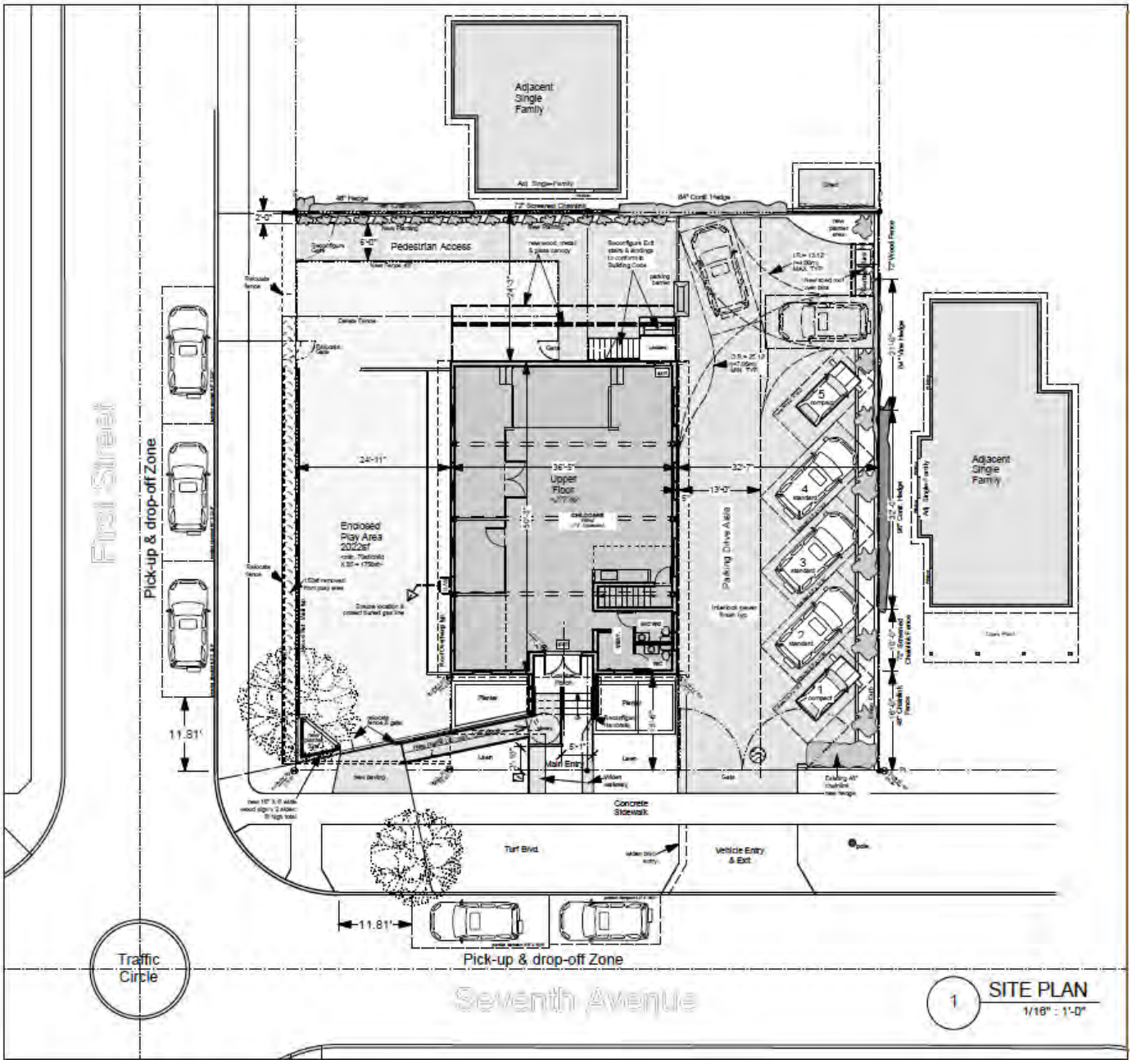
1036.18 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw, except that:

a) Five *off-street parking spaces* shall be provided, of which no more than two spaces may be compact spaces;
b) *Off-street parking* for a child care use shall be provided in accordance with the site plan attached to and forming part of this zoning district;
c) The location of *off-street parking spaces* shall be provided in accordance with the site plan attached to a forming part of this zoning district;
d) Despite requirements elsewhere in this bylaw, landscaping and screening shall be provided in accordance with the site plan attached to and forming part of this zoning district.

(BYLAW 8184, 2020)

1036.19 Despite regulations elsewhere in the bylaw, vehicular access to the site shall be provided in accordance with the site plan attached to a forming part of this zoning district.

Site Plan: 57 Seventh Avenue (Grace Hall)



1037 Comprehensive Development District (125 Columbia Street) (CD-37)

(BYLAW 7421, 2010)

1037.1 **The intent of this district is to allow a mixed use commercial / multi-family residential development**

Permitted Uses

1037.2 In the CD-37 District, the uses permitted in the Central Business Districts (C-4) zone shall be permitted and no others:

Front Yard

1037.3 A front yard shall be provided of not less than 1.2 metres (4 feet) in depth from Clarkson Street.

Yards

1037.4 There are no other yard requirements.

Density: Total

1037.5 The total Floor Space Ratio shall not exceed 5.93

Density: Residential

1037.6 The residential floor space ratio shall not exceed 5.88 nor exceed 109 dwelling units.

Height

1037.7 The height of the building shall not exceed 64 metres (210 feet) from the height datum.

Off-Street Parking

1037.8 *Off-Street parking* shall be provided and maintained in accordance with the Off-Street Parking Regulation section of this Bylaw, except that: **(BYLAW 8184, 2020)**

(a) The total number of parking spaces provided must not be less than 131.

(b) The number of residential parking spaces shall be 109.

(c) The number of combined multi-unit visitor / commercial parking spaces shall be 22.

(d) The percentage of compact parking spaces must not exceed 35%.

1038 Comprehensive Development District (502 Fifth Avenue) (CD-38)

(BYLAW 7467, 2011)

1038.1 **The intent of this district is to allow a mixed use commercial / multi-family residential development**

Permitted Uses

1038.2 The following uses and no others shall be permitted in the (CD-38) district:

1038.2.1 Home based businesses **(BYLAW 8225, 2020)**

1038.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated '(RD) Residential Single Detached and Semi-Detached Housing' or '(RGO) Residential – Ground Oriented Infill Housing' in the City of New Westminster Official Community Plan. **(BYLAW 7936, 2017)**

1038.4 *Administrative Offices for religious institutions, within single detached dwellings;*

1038.5 *Public utilities;*

1038.6 *Accessory buildings and uses provided that all accessory buildings and uses:*

1038.7 *If detached accessory buildings,*

(a) *shall not exceed one storey and*

i) in the case of a peaked roof, no portion of the roof shall exceed 4.57metres (15 feet), or

ii) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

(b) *shall not be located in the required front yard;*

(c) *shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;*

(d) *if the detached structure is a garage or carport then it shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;*

(e) *shall not be closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;*

(f) *shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;*

(g) *shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;*

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

(i) *shall not be dormered.*

1038.8 *If attached accessory buildings,*

(a) *that are accessory greenhouses, parking structures, swimming pool covers, decks, porches, or balconies shall be deemed to be accessory buildings;*

(b) *shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;*

(c) *shall not be located in the required front yard;*

(d) *shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;*

(e) *shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;*

(f) *shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;*

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

Height

1037.9 The height of the building shall not exceed 25 feet (7.62 metres).

1037.10 The peak of any roof shall not exceed 35 feet (10.67 metres).Yards

Front Yard

1037.11 A front yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres), provided however, that where the lots fronting on one side of any street between two intersecting streets are occupied by buildings to the extent of forty percent (40%) or more of the total frontage (not including lots flanking on such streets), a building may be erected or structurally altered so as to project into the required front yard to the average depth of the front yard of existing buildings on either side of it.

Rear Yard

1037.12 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

1037.13 For lots with a frontage of 40 feet (12.19 metres) or more a side yard shall be provided on each side of the building of not less than ten percent (10%) of the width of the site, provided that the maximum width of any side yard need not exceed 5 feet (1.52 metres). For lots with a frontage of 40 feet (12.19 metres) or less a side yard shall be provided on each side of the building of not less than 4 feet (1.22 metres).

Site Coverage

1037.14 All principal buildings, in total, shall not cover more than thirty-five percent (35%) of the site area.

Floor Space Ratio

1037.15 Despite Section 120.71, for the purpose of this Schedule, floor space ratio means the numerical factor determined by measuring the horizontal cross-sectional area of the principal building to the outside of the outer walls of the building at each storey and determining the total of all such areas, excluding:

(a) the net floor area to be used exclusively for up to two parking spaces, to a maximum of 450 square feet (41.81 square metres);

(b) any area having a floor to ceiling height of four feet (1.22 metres) or less.

1037.16 The floor space ratio shall not exceed a factor of 0.8.

Projections

1037.17 Projections from the building are allowed in accordance with the relevant provisions of Sections 190.37 to 190.40 of this Bylaw.

Site Area and Frontage

1037.18 A site shall be not less than 6,000 square feet (557.40 square metres) in area and shall have a frontage of not less than ten percent (10%) of its perimeter, unless Council determines upon a lesser frontage, except in the case of a site registered in the Land Title Office, City of New Westminster prior to the final adoption of this Bylaw.

Off-Street Parking

1037.19 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Definition

1037.20 In this district, **ADMINISTRATIVE OFFICE** means archives for the storage and maintenance of diocesan records, libraries for the use of pastors and catechetical instructors of a diocese, meeting rooms, offices and studies, and private chapels for the use of diocesan officials and not the general membership of a parish or diocese

1039 Comprehensive Development District (326 Hospital Street) (CD-39)

(BYLAW 7625, 2015)

1039.1 **The intent of this district is to allow four townhouse units at 326 Hospital Street**

Permitted Uses

1039.2 *The following uses and no others shall be permitted in the (CD-39) district:*

1039.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated '(RLM) Residential-Limited Mid Rise' in the City of New Westminster Official Community Plan.

(BYLAW 7936, 2017; 8530, 2026)

1039.4 *Duplexes to (RT-1) District standards;*

1039.5 *The keeping of not more than two boarders or lodgers or more than four foster or seven child care children within a dwelling unit;*

1039.6 *Home based businesses;*

1039.7 *Public utilities;*

1039.8 *Multiple Dwellings;*

1039.9 *Accessory buildings and uses provided that all accessory buildings and uses are for the purposes of recreation, utility services, security and landscaping;*

1039.10 *Detached accessory buildings:*

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of the building;

b) shall not be located in any required yard;

c) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

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

Height

1039.11 The height of a building shall not exceed three storeys nor 10.50 metres (34.45 feet).

Front Yard

1039.12 A front yard shall be provided of not less than 3.66 metres (12 feet) in depth.

Rear Yard

1039.13 A rear yard shall be provided of not less than 15 feet (4.57 metres) in depth.

Side Yard

1039.14 A side yard shall be provided of not less than 5 feet (1.52 metres) in depth.

Site Coverage

1039.15 All principal buildings, in total, shall not cover more than forty percent (40%) of the site area.

Distance Between Buildings on the Same Site

1039.16 All principle buildings on the site shall be separated by a distance of not less than 12 feet (3.66 metres)

Density

1039.17 The maximum floor space ratio shall not exceed a factor of 0.99

Usable Open Space

1039.18 Useable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

Off-Street Parking

1039.19 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

1040 Comprehensive Development District (26 East Royal Avenue) (CD-40)

(BYLAW 7542, 2012)

1040.1 **The intent of this district is to allow a mixed use commercial / multi-family residential development in accordance with the Parcel E, Victoria Hill design guidelines**

Permitted Principal Uses

1040.2 In the CD-40 District, the following uses shall be permitted and no others:

(a) *Animal grooming and daycare facilities and animal hospital and veterinary clinics;* **(BYLAW 8575, 2026)**

(b) *Banks;* **(BYLAW 8575, 2026)**

(c) *Business and professional offices;*

(d) *Deleted;* **(BYLAW 8575, 2026)**

(e) *Child care in non-residential portion of the building;* **(BYLAW 8225, 2020)**

(f) *Fitness and wellness centres;* **(BYLAW 8575, 2026)**

(g) *Live-work unit;* **(BYLAW 8575, 2026)**

(h) *Multiple dwellings;*

(i) *Personal service establishments;*

(j) *Restaurants;*

(k) *Retail uses;*

(l) *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)**

(m) *Small-scale production;* **(BYLAW 8575, 2026)**

Permitted Accessory Uses

1040.3 In the CD-40 District, the following accessory uses shall be permitted and no others:

(a) *Accessory uses ancillary to any permitted principal uses;*

(b) *Accessory Recycling Return Centre;*

(c) *Home based business* **(BYLAW 8172, 2020)**

Siting of Building

1040.4 All buildings and structures shall be sited at least 7.0 metres (23 feet) from the parcel to the east of the CD-40 zone and at least 3.0 metres (9.8 feet) from all other parcel boundaries

Density: Total

1040.5 The total Floor Space Ratio shall not exceed 1.5, of which at least 278.71 square metres (3,000 sq. ft) located at grade level are used for or available to be used for a commercial use, provided that all permitted floor space may be used for non-commercial uses after June 30, 2020;

Site Coverage

1040.6 The maximum site coverage shall be 50%.

Separation Between Buildings

1040.7 The minimum separation between buildings shall be 17 metres (55.7 feet)

Height

1040.8 The height of the building shall not exceed 15.24m (50 feet), nor four storeys.

Usable Open Space

1040.9 Usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

Off-Street Parking

1040.10 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

.

1041. Comprehensive Development District (1209 and 1211 Fourth Avenue) (CD-41)

(BYLAW 7536, 2012)

1041.1 **The intent of this district is to allow eight townhouse units at 1209 and 1211 Fourth Avenue.**

1041.2 *The following uses and no others shall be permitted in the (CD-41) district:*

1041.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated '(RD) Residential Single Detached and Semi-Detached Housing' or '(RGO) Residential – Ground Oriented Infill Housing' in the City of New Westminster Official Community Plan.

(BYLAW 7936, 2017)

1041.4 *Duplexes to (RT-1) District standards*

1041.5 *The keeping of not more than two boarders or lodgers or more than four foster or seven child care children within a dwelling unit;*

1041.6 *Home based businesses;*

1041.7 *Public utilities;*

1041.8 *Townhouses;*

1041.9 *Accessory buildings and uses provided that all accessory buildings and uses are for the purposes of recreation, utility services, security and landscaping;*

1041.10 *Detached accessory buildings:*

(a) *shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of the building;*

(b) *shall not be located in any required yard;*

(c) *shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane; and*

(d) *shall not cover more than ten percent (10%) of the site area*

Height

1041.11 The height of the southern building shall not exceed three storeys nor a geodetic elevation of 113 feet (34.44 metres).

1041.12 The height of the northern building shall not exceed three storeys nor a geodetic elevation of 122 feet (37.19 metres).

Front Yard

1041.13 A front yard shall be provided of not less than 11 feet (3.35 metres) in depth.

Rear Yard

1041.14 A rear yard shall be provided of not less than 22 feet (6.70 metres) in depth.

Side Yard

1041.15 A side yard shall be provided of not less than 4 feet (1.22 metres) in depth.

Site Coverage

1041.16 All principal buildings, in total, shall not cover more than fifty percent (50%) of the site area.

Distance Between Buildings on the Same Site

1041.17 All principle buildings on the site shall be separated by a distance of not less than 35 feet (10.67 metres).

Density

1041.18 The maximum floor space ratio shall not exceed a factor of 1.15.

Usable Open Space

1041.19 Useable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

Off-Street Parking

1041.20 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

1042 Comprehensive Development District (41 and 175 Duncan Street) (CD-42)

(BYLAW 7983, 2018)

1042 .1 The intent of this zoning district is to allow townhouse development.

Permitted Principal and Accessory Uses

1042 .2 The following principal uses are permitted in the CD-42 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
Duplexes;	✓
Townhouses;	✓

Permitted Accessory Uses	Use Specific Regulations
Accessory uses ancillary to any permitted principal uses;	
Home based businesses;	✓

Conditions of Use

1042 .3 *Residential uses are only permitted provided that no portion of any storey partially or wholly constructed below the Flood Construction Level for the Queensborough Community shall be used for residential or storage purposes except for entrances and stairs to the habitable area of the residential units.*

1042 .4 *Duplexes are only permitted in conformance with RT-1 districts standards.*

1042 .5 *Each townhouse dwelling unit shall have a minimum floor area of 850 square feet (79.01 square metres).*

Density

1042 .6 Despite the definition of floor space ratio elsewhere in this bylaw, for the purpose of this Schedule, floor space ratio shall mean the numerical factor determined by measuring the horizontal cross-sectional area of the principal building to the outside of the outer walls of the building at each storey and determining the total of all such areas, excluding any areas below 4.20 m GSC datum that are used solely for the purpose of the parking of automobiles and the provision of access to the residential unit.

1042 .7 The density of development shall not exceed 170 units or a floor space ratio of 0.74.

Building Envelope

1042 .8 All buildings and structures shall be sized and sited according to the following:

Regulation	Requirement
Minimum Front Setback (South / Duncan Street)	**8.4 metres (27.56 feet)**
Minimum Rear Setback (North /River / Dyke)	**7.5 metres (24.61 feet)**
Minimum Side Setback (East / Furness Street)	**3.27 metres (10.73 metres)**
Minimum Side Setback (West)	**8.3 metres (27.23 feet)**
Maximum Site Coverage	**33 percent (33%)**
Maximum Building Height	**9.87 metres (32.28 feet)**
Separation Between Buildings on the Same Site	**Where there is more than one building on a site, and two side walls face each other, the walls shall not be closer than 2.51 metres**

	(8.23 feet) from each other.
	Where there is more than one building on a site, and a front or rear wall faces a front or rear wall, the walls shall not be closer than 8.9 metres (29.19 feet) from each other.
	Where there is more than one building on a site, and the front or rear wall of one building faces the side wall of another building, then the walls shall not be closer than 7 metres (22.96 feet) from each other.

1042 .9 Despite regulations elsewhere in this Bylaw building height in this zoning district shall be measured from 4.4 m GSC datum.

Building Form and Character

1042 .10 The form and character of townhomes shall be subject to the design guidelines set out in Appendix I, as well as the applicable guidelines set out in the Official Community Plan, and where there is any inconsistency the design guidelines in Appendix I shall have precedence.

Usable Open Space

1042 .11 Useable open space shall be provided of not less than ten percent (10%) of the gross residential floor area on the site.

Off-Street Parking and Loading Requirements

1042 .12 Off-street automobile parking shall be provided in accordance with the Off-Street Parking Regulation section of this bylaw, except the following:

(a) 208 parking stalls shall be provided for residential units;

(b) 132 tandem parking stalls shall be provided for residential units;

(c) 33 visitor parking stalls shall be provided.

1042 .13 Bicycle parking shall be provided in accordance with the Off-Street Parking Regulation section of this bylaw, except the following:

(a) 12 short term bicycle parking spaces shall be provided;

(b) Long term bicycle parking spaces are not required.

1042 .14 Off-Street loading shall be provided in accordance with the Off-Street Loading Regulations section of this bylaw.

1043 **DELETED** **(BYLAW 7983, 2018)**

1044 Comprehensive Development District (737 Carnarvon Street) (CD-44)

(BYLAW 7554, 2012)

1044.1 **The intent of this district is to allow a mixed use commercial / multi-family residential development and to restrict residential uses to rental tenure.**

Permitted Uses

1044.2 In the CD-44 District, the uses permitted in the Central Business Districts (C-4) zone and no other uses shall be permitted provided that apartment buildings and multiple dwellings may not be subdivided under the Strata Property Act and residential units in such buildings may be occupied only as permanent residences pursuant to tenancy agreements as defined in the *Residential Tenancy Act*:

Yards

1044.3 There are no yard requirements.

Density: Total

1044.4 The total Floor Space Ratio shall not exceed 5.05.

Density: Residential Uses

1044.5 The Residential Floor Space Ratio shall not exceed 4.80 nor exceed 106 dwelling units.

Height

1044.6 The height of a building shall not exceed 52 metres (171 feet) from the height datum.

Off-Street Parking

1044.7 *Off-Street parking* shall be provided and maintained in accordance with the Off-Street Parking Regulation section of this Bylaw, except that: **(BYLAW 8184, 2020)**

(a) The total number of parking spaces provided must not be less than 101, including 11 parking credits.

(b) The number of residential parking spaces shall be 68.

(c) The number of combined visitor / commercial parking spaces shall be 22m.

1045 Comprehensive Development District (Sherbrooke Street) (CD-45)

(BYLAW 7550, 2012)

1045.1 The intent of this district is to allow offices for a not for profit organization, multipurpose space for a not for profit organization and community use, and affordable housing:

Permitted Uses

1045.2 *Administrative offices for not for profit organizations*

1045.3 *Multipurpose space*

1045.4 *Affordable Housing units*

1045.5 *Accessory buildings and uses provided that all accessory buildings*

(a) *shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;*

(b) *shall not be located in the required front yard;*

(c) *shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;*

(d) *shall not occupy more than ten percent (10%) of the site area;*

(e) *are used solely for accessory recreation or day care purposes*

Conditions of Use

1045.6 In a Multipurpose Space only the following activities are permitted:

(a) Community Meetings;

(b) Meetings of the Board and Staff of not for profit organizations;

(c) Training of the Board, Staff and Volunteers of not for profit organizations;

(d) Employment Readiness Services for Unemployed and Underemployed Women;

(e) Child Care;

(f) Child Development, Education and Literacy Services;

(g) Child Minding;

(h) Summer Day Camps for Children;

(i) Office Space for Use by not for profit organizations;

(j) Policy Centre for Research;

(k) Seniors' Day Care or Program;

1045.7 For greater certainty, in a Multipurpose Space the following activities are not permitted:

(a) Addictions Counseling, Support or Treatment Services;

(b) Correctional or Parole Services;

(c) Drop-In or Meal Programs;

(d) Mental Health Counseling, Support or Treatment Services;

(e) Provision of Administration Services for organizations whose principal place of business is not on the same premises;

1045.8 For the purposes of this Section 1045, "Affordable Housing Units" means housing units that comply with all of the following:

(a) Housing units must be owned and managed by an incorporated non-profit organization whose purposes include providing housing for low and moderate income persons.

(b) Housing units may be occupied only by families headed by females and households comprised of females 18 years of age or older.

(c) Monthly rent for housing units must not exceed the greater of 30% of the household income of the household occupying the unit, or the shelter allowance portion of income assistance being provided to eligible recipients by the B.C. Ministry of Social Development as of the date the rent is paid.

(d) The aggregate income (including the incomes of all household members aged 17 and older) of households occupying housing units must not exceed the Housing Income Limits derived from Canada Mortgage and Housing Corporation's annual Rental Market Report for the Vancouver Census Metropolitan Area.

(e) The occupancy of Housing Units must be in accordance with the Canadian National Occupancy Standard published by Canada Mortgage and Housing Corporation.

Exterior Side Yard– Sherbrooke Street

1045.9 A side yard shall be provided of not less than 5 feet (1.53 metres) in width.

Rear Yard

1045.10 A rear yard shall be provided of not less than 15 feet (4.57 metres) in width.

Front Yard – Kelly Street

1045.11 A front yard shall be provided of not less than 10 feet (3.06 metres) in width.

Interior Side Yard – Lane

1045.12 A side yard shall be provided of not less than 5 feet (1.53 metres) in width.

Height

1045.13 The height of that portion of a building containing housing units shall not exceed 25 feet (7.62 metres) nor two storeys.

1045.14 The height of a building or portion of a building used for non-residential purposes shall not exceed 40 feet (15.24 metres) nor three storeys.

Site Coverage

1045.15 The total site coverage of principal buildings shall not exceed 65% of the site area.

Density

1045.16 The number of housing units shall not exceed ten.

1045.17 The maximum floor space allowed for an Office Use is 6,000 square feet (557.7 square metres).

1045.18 The maximum floor space allowed for a Multipurpose Use is 3,300 square feet (306.7 square metres).

1045.19 The maximum floor space allowed for a residential use is 5,900 square feet (548.4 square metres).

Off-Street Parking

1045.20 *Off-Street parking* shall be provided and maintained in accordance with the Off-Street Parking Regulation section of this Bylaw, except that at least twenty motor vehicle parking spaces shall be provided for all uses in the CD 45 Zone. **(BYLAW 8184, 2020)**

1046 Comprehensive Development District (Honour House) (CD-46)

(BYLAW 7573, 2012)

1046.1 **The intent of this district is to allow a temporary supported housing facility for Canadian Forces and First Responders and their families at 509 Saint George Street.**

Permitted Principal Uses

1046.2 The following principal uses and no others shall be permitted in the CD-46 district:

1046.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated '(RD) Residential Single Detached and Semi-Detached Housing' or '(RGO) Residential – Ground Oriented Infill Housing' in the City of New Westminster Official Community Plan.

(BYLAW 7936, 2017)

1046.4 *Temporary Supported Housing for Canadian Forces and First Responders and their family members;*

Permitted Accessory Uses

1046.5 The following accessory uses and no others shall be permitted in the CD-46 district:

1046.6 Accessory uses ancillary to and permitted principal use, including, but not limited to office, clerical and health service uses.

Front Yard

1046.7 Despite regulations elsewhere in this bylaw, the front yard shall be measured from St. George Street

1046.8 A front yard shall be provided of not less than 7.62 metres (25 feet).

Rear Yard

1046.9 Despite regulations elsewhere in this bylaw, the rear yard shall be measured from Lancaster Street

1046.10 A rear yard shall be provided of not less than 7 metres (22.97 feet).

Side Yards

1046.11 A side yard shall be provided of not less than 1.52 metres (5 feet).

Density

1046.12 The floor space ratio shall not exceed 0.6.

Height

1046.13 The height of a building shall not exceed 9 metres (29.53 feet)

Detached Accessory Building Regulations

1046.14 Detached accessory buildings:

(a) shall not exceed on storey and

i) in the case of a peaked roof, no portion of the roof shall exceed 4.57 metres (15 feet), or

ii) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building

(b) shall not be located in the required front yard;

(c) shall not be closer than 1.52 metres (5 feet) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;

(d) shall be located not closer than a distance of 4.57 metres (15 feet) from the corner of the site at an intersection of a street and a lane;

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

Attached Accessory Building Regulations

1046.15 Attached accessory buildings:

(a) that are accessory greenhouses, parking structures, swimming pool covers, decks, porches, or balconies shall be deemed to be accessory buildings;

(b) shall comply with principal building yard and setback requirements, including permitted projections;

(c) shall not cover more than ten percent (10%) of the site area

Off-Street Parking

1046.16 *Off-Street parking* shall be provided and maintained in accordance with the Off-Street Parking Regulation section of this Bylaw, except that required number of parking spaces on the site shall not be less than six. **(BYLAW 8184, 2020)**

1047 Comprehensive Development District (Brow Mews) (CD-47)

(BYLAW 7718, 2014)

1047.1 **The intent of this district is to allow duplex development on compact lots.**

Permitted Uses

1047.2 The following uses and no others shall be permitted in the (CD-47) district:

1047.3 Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated '(RD) Residential Single Detached and Semi-Detached Housing' or '(RGO) Residential – Ground Oriented Infill Housing' in the City of New Westminster Official Community Plan.

(BYLAW 7936, 2017)

1047.4 Duplexes;

1047.5 The keeping of not more than two boarders or lodgers or four foster or seven child care children within a dwelling unit;

1047.6 Home based businesses;

1047.7 Public utilities;

1047.8 Accessory buildings and uses provided that all accessory buildings and uses:

1047.9 If detached accessory building and structures:

(a) shall not exceed one storey and no portion of the building shall exceed 10 feet (3.0 metres) in height;

(b) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;

(c) shall not be located closer than 5 feet (1.52 metres) from any front or side site line; and

(d) shall in total not cover more than ten percent (10%) of the site area.

1047.10 If attached accessory buildings and structures:

(a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

(b) shall not be located in the required front yard;

(c) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building or structure) shall not be located closer than 4.5 feet (1.52 metres) from any side site line; and

(d) shall in total not cover more than ten percent (10%) of the site area.

Height

1047.11 The height of a building shall not exceed 28 feet (8.53 metres).

Front Yard

1047.12 A front yard toward Fourth Avenue shall be provided of not less than 17.5 feet (5.3 metres) in depth.

Rear Yard

1047.13 A rear yard toward Augusta Street shall be provided of not less than 43.5 feet (13.3 metres) in depth.

Side Yard

1047.14 A side yard shall be provided on each side of the site of not less than 4.5 feet (1.4 metres).

Site Coverage

1047.15 All principal buildings in total shall not cover more than thirty eight percent (38%) of the site area.

Site Area and Frontage

1047.16 A site shall be not less than 3,895 square feet (362.04 square metres) and shall have a frontage of not less than nine percent (9%) of its perimeter.

1047.17 Any site with an area greater than 4,000 square feet (371.8 square metres) shall be developed to the standards of the Single Detached Dwelling Districts (RS-2) zoning schedule.

Floor Space Ratio

1047.18 Despite Section 120.82, for the purpose of this Schedule, floor space ratio means the numerical factor determined by measuring the horizontal cross-sectional area of the principal building to the outside of the outer walls of the building at each storey and determining the total of all such areas, excluding any area having a floor to ceiling height of four feet (1.22 metres) or less.

1047.19 The floor space ratio shall not exceed a factor of 1.05.

Off-Street Parking

1047.20 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

1048 Comprehensive Development District (Aunt Leah's) (CD-48)

(BYLAW 7600, 2013)

1048.1 **The intent of this district is to allow for temporary supported housing for up to four mothers and their babies for a time period not exceeding 18 months.**

1048.2 Lots zoned CD-48 shall comply with the regulations and requirements of the Queensborough Neighbourhood Residential Dwelling Districts (RQ-1), except:

(a) Supported housing for up to four mothers and their babies provided that no mother and their baby stay for a period longer than 18 months" shall be a permitted use in addition to the other uses permitted in the RQ-1 zoning district;

(b) *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulation section of this Bylaw, except that:

i) One standard sized parking space shall be provided for a "Supported housing for up to four mothers and their babies" use;

ii) Up to two standard sized off-street parking spaces shall be permitted in the required front yard;

(BYLAW 8184, 2020)

1049 Comprehensive Development District (1308 Ewen Avenue) (CD-49)

(BYLAW 7601, 2013)

1049.1 **The intent of this district is to allow institutional uses at a low density scale (floor space ratio of 0.6).**

Permitted Uses

1049.2 The following uses and no others shall be permitted in the (CD-49) district:

1049.3 *Child care;*

1049.4 *Places of worship;* **(BYLAW 7924, 2018)**

1049.5 *Colleges, universities, technical and vocational schools;*

1049.6 *Community recreation facilities including ice arenas, stadiums, auditoriums, gymnasiums, curling rinks, swimming pools;*

1049.7 *Educational and philanthropic institutions;*

1049.8 *Fraternity or sorority houses;*

1049.9 *Hospitals including mental health facilities;*

1049.10 *Housing units for the accommodation of caretakers, staff, students and/or patients, provided that such housing units are part of the institutional complex and a restrictive covenant is registered against the title of the land in favour of the City to ensure that the housing units remain in the designated use;*

1049.11 *Parks and playgrounds;*

1049.12 *Private schools;*

1049.13 *Public schools, public libraries, public museums, public art galleries*

1049.14 *Accessory buildings and uses provided that all accessory buildings and structures:*

(a) *a bell tower shall not exceed a height of 30 feet (9.14 metres)*

(b) *all other accessory structures shall not exceed a height of 15 feet (4.57 metres)*

(c) *shall not be located closer than 5 feet (1.52 metres) from the front rear or side site line;*

(d) *shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;*

(e) *in total shall not occupy more than ten percent (10%) of the site area;*

(f) *are used solely for recreation or day care purposes and if attached to a principal building shall be deemed to be an accessory building;*

(g) *shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.*

Front Yard

1049.15 A front yard shall be provided of not less than 23 feet (7.1 metres) in depth.

Rear Yard

1049.16 A rear yard shall be provided of not less than 25 feet (7.62 metres) in depth.

Side Yards

1049.17 A side yard to the easterly property line shall be provided of not less than 15 feet (4.5 metres).

1049.18 A side yard to the westerly property line shall be provided of not less than 5 feet (1.5 metres).

Height

1049.19 The height of a building shall not exceed 52.8 feet (16.1 metres) nor two storeys. Notwithstanding the above, the height of a building used for a middle school shall not be greater than four storeys or 50 feet (15.24 metres), whichever is the lesser.

Site Coverage

1049.20 All principal buildings in total shall not cover more than forty percent (40%) of the site area. Notwithstanding anything else contained in this Bylaw, the site coverage for a middle school may be calculated by including in the site for this purpose only the area of a bordering public park.

Floor Space Ratio

1049.21 The floor space ratio shall not exceed a factor of 0.6. Notwithstanding the above, the floor space ratio for a middle school shall not exceed 1.0.

Off-Street Parking

1049.22 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

1050 Comprehensive Development District (350-366 Fenton Street) (CD-50)

(BYLAW 8282, 2021)

1050 .1 The intent of this district is to allow a residential rental tenure housing project, or development reflecting the standards of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).

1050 .2 Unless developing an *apartment building* or *multiple dwelling* project, development of sites zoned CD-50 shall instead comply with the regulations and requirements of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).

Permitted Principal and Accessory Uses

1050 .3 In addition to the permitted uses under the RQ-1 schedule, the following principal and accessory uses are permitted in the CD-50 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
Apartment buildings or *multiple dwellings*	

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted *principal uses*	

Rental Tenure

1050 .4 The tenure of dwelling units for an *apartment building* or *multiple dwelling* use is limited to *residential rental tenure*.

Density

1050 .5 The maximum floor space ratio for an *apartment building* or *multiple dwelling* use shall not exceed 3.0.

Principal Building Envelope

1050 .6 All *principal buildings* and *structures* consisting of an *apartment building* or *multiple dwelling* use shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback	No front setback required
Minimum Side Setback	1.52 metres (5 feet)
Minimum Rear Setback	1.52 metres (5 feet)
Maximum Site Coverage	No maximum site coverage
Maximum Building Height	Three storeys above the Flood Construction Level

Off-Street Parking and Loading Requirements

1050 .7 For an *apartment building* or *multiple dwelling* use, *off-street parking*, off-street bicycle parking, and off-street loading shall be provided to the satisfaction of the Director of Engineering.

1051 Comprehensive Development District (260 Salter Street) (CD-51)

(BYLAW 7644, 2013)

1051.1 **The intent of this district is to allow low-rise apartment development in a waterfront setting.**

Permitted Uses

1051.2 The following uses and no others shall be permitted in the (CD-51) district:

1051.3 *Row houses or townhouses*

1051.4 *Apartment buildings and multiple dwellings*

1051.5 *Child care in accordance with Section 170.13 of this Bylaw*

1051.6 *Home based businesses*

1051.7 *Public utilities*

1051.8 *Accessory buildings and uses provided that all accessory buildings:*

(a) *shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;*

(b) *shall not be located in the required front yard;*

(c) *shall be located not closer than 5 feet (1.52 metres) from the rear or side site line;*

(d) *shall be located not closer than 10 feet (3.05 metres) from a window of a habitable room;*

(e) *shall not occupy more than ten percent (10%) of the site area;*

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

(g) *shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.*

Height

1051.9 The height of a building shall not exceed 58 feet (17.7 metres).

Front Yard

1051.10 A front yard shall be provided of not less than 15.4 feet (4.70 metres) in depth.

Rear Yard

1051.11 A rear yard shall be provided of not less than 33.5 feet (10.20 metres).

Side Yard

1051.12 A side yard shall be provided on each side of the site as follows:

(a) A westerly side yard shall be provided of not less than 25 feet (7.62 metres).

(b) An easterly side yard shall be provided of not less than 28.2 feet (8.60 metres).

Distance Between Building or Portions of Building on the Same Site

1051.13 Separations between buildings on the site shall be provided of not less than 48 feet (14.63 metres)

Site Coverage

1051.14 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.

1051.15 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

Density

1051.16 The maximum permitted base density must not exceed either:

(a) Housing units: 50 per net acre (123.55 per net hectare); or

(b) A floor space ratio of 1.45

Off-Street Parking

1051.17 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Usable Open Space

1051.18 Usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

1052. Comprehensive Development District (Brewery District) (CD-52)

(BYLAW 8225, 2020)

Intent

1052.1 To regulate use, density and building form of a nine-acre parcel to be developed as an integrated, comprehensive mixed use site comprising residential, commercial, business and professional offices and health care services and offices.

Permitted Uses

1052.2 *This (CD-52) District is divided into eight sub-districts delineated, dimensioned and identified by sub-district number on the Plan annexed to this Bylaw marked "Village at Historic Sapperton Sub-Districts".*

Subject to S. 581.7 the following uses and no others shall be permitted in a sub-district as set out below:

Sub-districts 1(b) (Health Services): **(BYLAW 8164, 2019)**

- *animal hospitals and veterinary clinics;* **(BYLAW 8575, 2026)**
- *bank;*
- *business and professional offices;*
- *restaurants;* **(BYLAW 7478, 2011; 8575, 2026)**
- *child care;*
- *child welfare facility;*
- *commercial school;* **(BYLAW 7841, 2016)**
- *conference hotel;*
- *deleted;* **(BYLAW 8575, 2026)**
- *educational and philanthropic institutions;*
- *fitness and wellness centre;* **(BYLAW 8575, 2026)**
- *group living facility;*
- *health care cluster uses;* **(BYLAW 8575, 2026)**
- *health care office;*
- *hospital;*
- *medical and health care clinic;*
- *mental health facility;*
- *microbrewery, winery and distillery;* **(BYLAW 7841, 2016)**
- *multiple dwelling;* **(BYLAW 8575, 2026)**
- *personal service establishments;*
- *private hospital;*
- *retail store;*
- *school;*
- *small-scale production;* **(BYLAW 8575, 2026)**
- *deleted.* **(BYLAW 8575, 2026)**

Sub-districts 2(a) and 2(b) (Pedestrian Oriented Mixed Use):

- *animal grooming and daycare facilities;* **(BYLAW 8575, 2026)**
- *animal hospital and veterinary clinics;* **(BYLAW 8575, 2026)**
- *deleted;* **(BYLAW 8575, 2026)**

- *bank;*
- *business and professional offices;*
- *restaurants;* **(BYLAW 7478, 2011; 8575, 2026)**
- *child care in accordance with S. 170.13*
- *community care facility;*
- *congregate housing;*
- *continuing care;*
- *deleted* **(BYLAW 7841, 2016)**
- *deleted;* **(BYLAW 8575, 2026)**
- *deleted;* **(BYLAW 8575, 2026)**
- *educational and philanthropic institution;*
- *elderly citizens' home;*
- *fitness and wellness centre;* **(BYLAW 8575, 2026)**
- *group living facility;*
- *health care cluster uses;* **(BYLAW 8575, 2026)**
- *health care office;*
- *home based business;*
- *hospital;*
- *hotel;*
- *live-work units;*
- *deleted;* **(BYLAW 8575, 2026)**
- *medical and health care clinic;*
- *multiple dwelling;* **(BYLAW 8575, 2026)**
- *deleted;* **(BYLAW 8575, 2026)**
- *personal service establishments;*
- *retail liquor store;*
- *private hospital;*
- *retail store;*
- *deleted;* **(BYLAW 8575, 2026)**
- *small-scale production;* **(BYLAW 8575, 2026)**
- *student housing;* **(BYLAW 8575, 2026)**
- *deleted;* **(BYLAW 8575, 2026)**
- *deleted;* **(BYLAW 8575, 2026)**
- *video store.*

Sub-Districts 3(a), 3(b) and 3(c) (High Density Residential and Retail):

- *deleted;* **(BYLAW 8575, 2026)**
- *bank;*
- *business and professional office;*
- *restaurants;* **(BYLAW 8575, 2026)**
- *child care in accordance with S. 170.13*
- *community care facility;*
- *congregate housing;*
- *continuing care;*
- *deleted;* **(BYLAW 8575, 2026)**
- *elderly citizens ' home,'*
- *fitness and wellness centres;* **(BYLAW 8575, 2026)**

- *group living facility;*
- *health care cluster uses* **(BYLAW 8575, 2026)**
- *health care office;*
- *deleted;* **(BYLAW 8575, 2026)**
- *home based business;*
- *hospital;*
- *live/work units;*
- *deleted;*
- *medical and health-care clinic;*
- *multiple dwelling;* **(BYLAW 8575, 2026)**
- *personal service establishments;*
- *private hospital;*
- *retail store;*
- *deleted;* **(BYLAW 8575, 2026)**
- *small-scale production;* **(BYLAW 8575, 2026)**
- *student housing;* **(BYLAW 8575, 2026)**
- *deleted;* **(BYLAW 8575, 2026)**
- *deleted;* **(BYLAW 8575, 2026)**
- *video store.*

Sub-District 4 and 1(a)(Omnibus Uses): **(BYLAW 8164, 2019)**

All uses permitted in all sub-districts in this CD-52 Zone District, except for cottage breweries, neighbourhood pub, and retail liquor store. **(BYLAW 8575, 2026)**

Height

1052.3 The maximum height and site coverage of all buildings and structures in each sub-district shall not exceed the height and site coverage set out below.

Sub-District	Overall Height	Podium Height	Site Coverage
Sub-districts 1(b) (Health Services)	125 feet	-	90%
Sub-districts 2(a) and 2(b) (Pedestrian Oriented Mixed-Use)	65 feet	-	70%
Sub-districts 3(a) (High Density Residential and Retail)	245 feet	67 feet	45%
Sub-districts 3(b) (High Density Residential and Retail)	180 feet	-	45%
Sub-districts 3(c) (High Density Residential and Retail)	157 feet	-	45%
Sub-districts 4 (Omnibus Use)	320 feet	87 feet	45%

(BYLAW 7841, 2016; 8164, 2019)

1052.3.1 The maximum height and site coverage in Sub-District 1(a) shall be as follows:

a) the height of the building shall not exceed 59.4 metres (195 feet); and
b) the maximum site coverage shall not exceed 95%.

(BYLAW 8164, 2019)

1052.3.2 The maximum height and site coverage in Sub-Districts 1(a), where a building includes a residential use, shall be as follows:

a) the height of the residential portion of the building shall not exceed 97.5 metres (320 feet);
b) the height of the portion of a building used for non-residential uses shall not exceed 10 storeys; and
c) the site coverage shall not exceed 95%, except that the site coverage above the tenth storey of the building shall not exceed 45%;

(BYLAW 8164, 2019)

Density

1052.4 The Maximum Buildable Area in each sub-district shall not exceed the area in square feet set out below:

Sub- District	Maximum Floor Space Area
Sub-districts 1(a) (Health Services)	300,000 square feet
Sub-districts 1(b) (Health Services)	206,500 square feet
Sub-districts 2(a) (Pedestrian Oriented Mixed-Use)	100,000 square feet
Sub-districts 2(b) (Pedestrian Oriented Mixed-Use)	43,600 square feet
Sub-districts 3(a) (High Density Residential and Retail)	208,090 square feet
Sub-districts 3(b) (High Density Residential and Retail)	165,050 square feet
Sub-districts 3(c) (High Density Residential and Retail)	99,336 square feet
Sub-districts 4 (Omnibus Use)	260,000 square feet

(BYLAW 7447, 2010; 7457, 2011; 7841, 2016)

Transfer Density

1052.4.1 Deleted **(BYLAW 7841, 2016)**

Maximum Tower Floor Plate **(BYLAW 7841, 2016)**

1052.5 The maximum tower floor plate size of a principal building in the following sub-districts shall not exceed the floor plate sizes set out below. This does not apply to the podium levels of a building.

Sub- District	Maximum Tower Floor Plate	Up to Maximum Height
Sub-District 1(a)	7,600 square feet	See sections 1052.3.1 and 1052.3.2
Sub-districts 3(a)	7,600 square feet	245 ft
Sub-districts 3(b)	9,800 square feet	180 ft
Sub-districts 3(c)	7,600 square feet	157 ft
Sub-districts 4	7,600 square feet	320 ft

(BYLAW 8164, 2019)

Off-Street Parking

1052.6 The requirements of the Off-Street Parking Regulations section of this Bylaw apply, except that, the minimum number of off-street parking spaces provided on *site* must be 1650.

(BYLAW 8184, 2020)

Conditions of Use

1052.6.1 Sub-districts 1(b) and 2(a) are subject to Active Use Conditions contained in Section 100 of this Bylaw.

1052.6.2 *Restaurants* excludes drive-in restaurants and drive-through restaurants.

(BYLAW 8575, 2026)

Siting of Uses and Restrictions on Density of Uses in Sub-Districts

1052.7

a) in Sub-Districts l(a) and l(b), no *"conference hotel"* shall exceed a floor area of 112,000 Sq. feet;

b) A minimum of 375 square metres (4,036 sq. ft.) of the following uses shall be provided between Sub-Districts 1(a) and 4:

- restaurants excluding drive-in restaurants and drive through restaurants;

(BYLAW 8575, 2026)

- microbrewery, winery or distillery;
- personal service establishments;
- retail stores;

(BYLAW 7447, 2010; 8164, 2019)

c) in Sub-Districts 2(b) no uses except commercial uses shall be permitted at grade level; and **(BYLAW 8575, 2026)**

d) in all sub-districts, retail store use must have a minimum of 50% of total floor area at grade level, and may have a balance of any floor area sited on the second storey.

e) (deleted) **(BYLAW 7765, 2015)**

f) in Sub-Districts 1(a), 1(b) and 4, the manufacturing area for a "microbrewery, winery, and distillery" shall not exceed 20,000 square feet and shall only be permitted at grade level. **(BYLAW 7841, 2016; 8164, 2020)**

g) In Sub-Districts 1(a), 1(b), 3(a) and 4, a minimum of 65,000 square feet of buildable area shall be provided for "health care office" and/or "medical and health-care clinic". This requirement can be fulfilled either within one Sub-district or a combination of the aforementioned Sub-Districts. **(BYLAW 7841, 2016)**

h) The uses listed in section 1052.7.b shall only be permitted at grade level. **(BYLAW 8164, 2019)**

i) The floor space required in section 1052.7.b shall be provided at grade level on the east side of a building in Sub-District 1(a) and at grade level on the north west corner of a building in Sub-District 4, except that lobbies for access to upper levels of the building not exceeding a building frontage of 6 metres (19.69 feet) may also be included. **(BYLAW 8164, 2019)**

j) In Sub-District 4 a minimum of 4,645 square metres (50,000 square feet) and in Sub-District 1(a) a minimum of 9,290 square metres (100,000 square feet) shall be required of the following uses:

<u>General and Health Related Commercial Uses</u>

- animal grooming facilities; **(BYLAW 8575, 2026)**
- animal hospital and veterinary clinics; **(BYLAW 8575, 2026)**
- bank;
- business and professional offices;
- restaurants, excluding drive-in restaurants and drive through restaurants; **(BYLAW 8575, 2026**)
- child care;
- child welfare facility;
- commercial school;
- conference hotel;
- educational and philanthropic institutions;
- fitness and wellness centre; **(BYLAW 8575, 2026)**
- group living facility;
- health care office;
- hospital;
- medical and health care clinic;
- mental health facility;
- microbrewery, winery or distillery;

- personal service establishments;
- private hospital;
- retail stores;
- schools;
- deleted. **(BYLAW 8575, 2026)** **(BYLAW 8164, 2019)**

Subdivision

1052.8

a) Lands within Sub-Districts l(a), 1(b), 2(a), 2(b) and 4 may only be subdivided into parcels having the dimensions, shape, configuration, location and area of Sub-Districts l(a), l(b), 2(a), 2(b) and 4; and

b) Lands in Sub-Districts 3(a), 3(b) and 3(c) may be subdivided into no more than 3 parcels provided that no parcel shall have an area less than 30,000 sq.ft.

Definitions

1052.9 For the purposes of this C-CD-3 Zone:

"commercial school" for the purpose of this Zone District, and despite S. 120, means the use of a building, for the training and or instruction of students in digital media arts, business and administration, including business management, accounting and bookkeeping, legal, medical office, business administration, accounting and bookkeeping, sales and marketing, computer programming, and similar office and business use functions. A Commercial School also includes *Self-Improvement School* but does not include language instruction; **(BYLAW 7841, 2016)**

"commercial use" means bank, business and professional offices, retail store, personal service establishments, veterinary clinic and video store;

"conference hotel" means a hotel as defined in S. 120.92, and having both meeting rooms and conference facilities, where the latter comprises a minimum of20% of the floor area of the hotel;

"Maximum Buildable Area" means the sum of the horizontal/cross sectional area of all buildings in a sub-district measured from the exterior face of exterior walls at all floor levels of the buildings, except the following shall not be included:

a) The floor space located below the *height datum* or the natural grade of the site used for automobile parking, vehicular access, maneuvering aisles, elevators or stairs;

b) The floor space located above the *height datum* or the natural grade of the site used for required automobile parking, vehicular access, maneuvering aisles, and elevator or stairs providing access exclusively thereto;

c) The floor space of all portions of *cellars* or *basements* located below the *height datum* or the natural grade of the site to be used for storage lockers, laundry rooms, or containment of garbage in a purpose designed multiple *dwelling;*

d) The floor space of all areas below datum or the natural grade of the site used for mechanical, heating, ventilating, or air conditioning equipment;

e) The floor space of those portions of a building or buildings above the *height datum* used for mechanical purposes including elevator penthouses, but not to exceed an area equal to ten percent (l 0%) of the *site coverage;*

f) The total horizontal area of roof gardens, unenclosed balconies, porches, sundecks, patios, cantilevered canopies, and other similar appurtenances which are not enclosed by walls;

g) The net floor area of those portions of purpose-designed multiple *dwellings* used exclusively for recreational purposes up to but not exceeding five percent (5%) of the permitted gross floor area for the site. The exemption for recreational purposes includes the areas of an entrance lobby to a purpose-designed *apartment building,* which are set aside specifically for meeting, reading, relaxing and waiting purposes and whose continuing area and function is guaranteed to the City through a covenant upon the title of the property.

"grade level" means the storey in a building that is closest to the ground;

"health care office" includes medical clinic and professional and service offices of health care professionals and service providers, and without limitation includes, offices of psychologists, physiotherapists, chiropractors, acupuncturists, herbalists, counselors, *massage therapists, massage providers,* medical laboratories, and the sale, fitting and supply of custom prosthetic devices, but does not include masseur or masseuse;

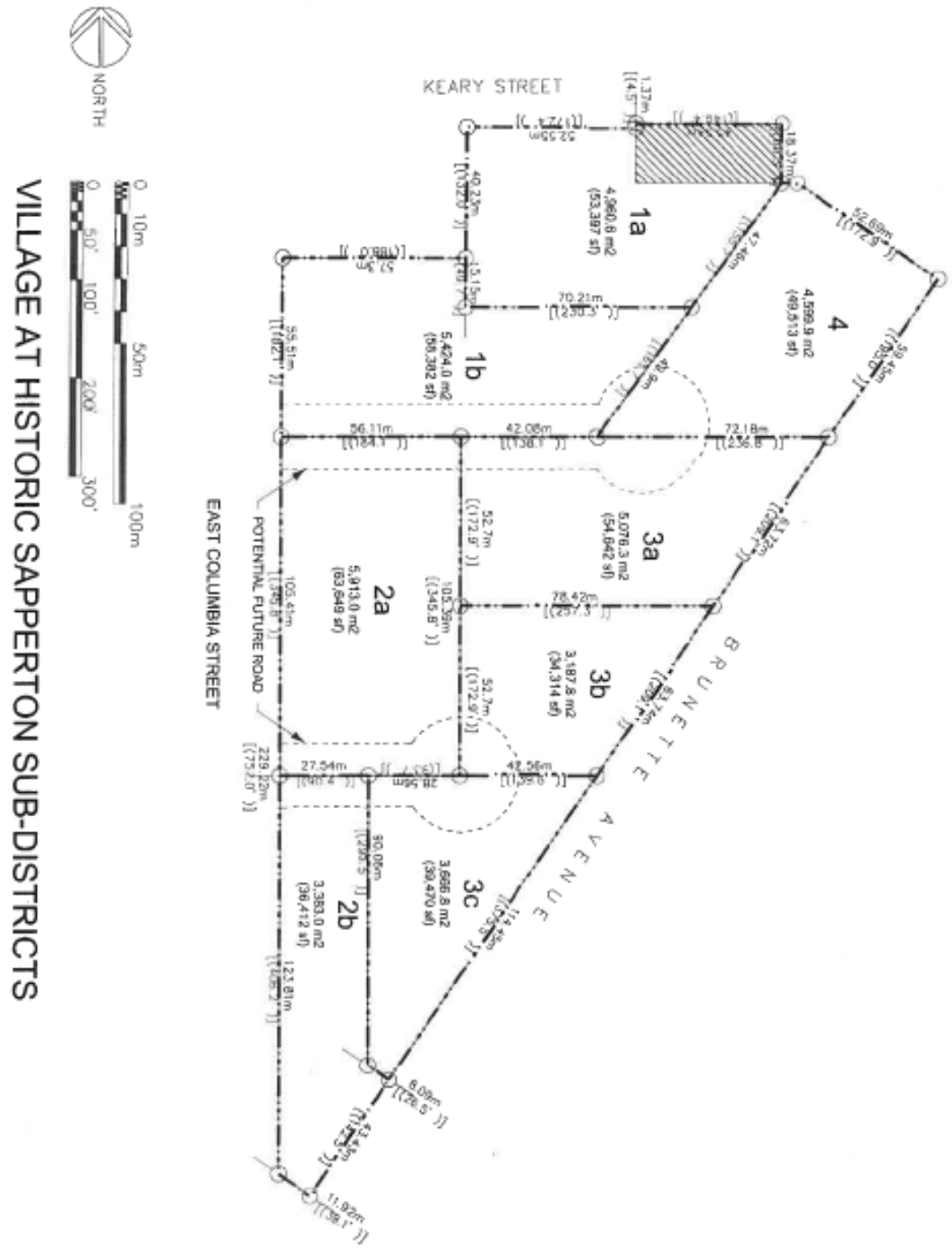
"medical and health-care clinic" includes a medical diagnostic and treatment facility for the diagnosis, treatment, care and rehabilitation of addiction, injury, disease and mental illness, and without limitation, includes offices of physicians and surgeons, dentists, medical clinics, detoxification centres, methadone dispensing clinic, and private hospital;

“microbrewery, winery, and distillery” means a premises, licensed under the *Liquor Control and Licensing Act*, on which there is manufacturing of beer, ale, cider, wine, or spirits for the sale of business customers and shall include ancillary retail sale of these liquor products and related non-liquor products to the public within the manufacturer’s store and lounge provided that their combined floor area and any outdoor lounge patio area do not exceed the manufacturing floor area;”

(BYLAW 7841, 2016; 8495, 2025)

"residential use" means apartment building, congregate housing, elderly citizens home, high-rise apartment, live-work units, low-rise apartment, multiple dwelling, row house and townhouse;

"school" for the purpose of this Zone District, and despite S. 120, means a school, college or university offering only programs, and certificates, diplomas, degrees or other qualifications in health care sciences professions or practices and health care administration, and health care research and development, and includes without limitation, medicine, dentistry, nursing, dental assistants, physiotherapy, health consulting, dental technology, and medical technology.



VILLAGE AT HISTORIC SAPPERTON SUB-DISTRICTS

1053 Comprehensive Development District (300 Salter Street) (CD-53)

(BYLAW 7651, 2014)

1053.1 The intent of this district is to allow low-rise apartment development in a waterfront setting.

Permitted Uses

1053.2 The following uses and no others shall be permitted in the (CD-53) district:

1053.3 *Row houses or townhouses*

1053.4 *Apartment buildings and multiple dwellings*

1053.5 *Child care in accordance with Section 170.13 of this Bylaw*

1053.6 *Home based businesses*

1053.7 *Public utilities*

1053.8 *Accessory buildings and uses provided that all accessory buildings:*

(a) *shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;*

(b) *shall not be located in the required front yard;*

(c) *shall be located not closer than 5 feet (1.52 metres) from the rear or side site line;*

(d) *shall be located not closer than 10 feet (3.05 metres) from a window of a habitable room;*

(e) *shall not occupy more than ten percent (10%) of the site area;*

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

(g) *shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.*

Height

1053.9 The height of a building shall not exceed 50 feet (15.24 metres).

Front Yard

1053.10 A front yard shall be provided of not less than 15 feet (4.57 metres) in depth.

Rear Yard

1053.11 A rear yard shall be provided of not less than 33 feet (10.06 metres).

Side Yard

1053.12 A side yard shall be provided on each side of the site as follows:

(a) where the side yard adjoins a street, a side yard shall be not less than 8 feet (2.44metres) plus an amount equal to fifty percent (50%) of the height of the building;

(b) where the side yard does not adjoin a street, a side yard shall be provided as in a) above, less 8 feet (2.44 metres);

Distance Between Buildings or Portion of Buildings on the Same Site

1053.13 Where there is more than one principal building on the site, or more than one shaft to a building, or where an outer wall is recessed more than 16 feet (4.88 metres) from the main outer wall line of the building, the horizontal distance between such buildings, shafts or opposite walls of such recessed portions shall not be less than 15 feet (4.57 metres) plus an amount equal to twenty percent (20%) of the combined heights of such buildings, shafts or walls, as the case may be.

Site Coverage

1053.14 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.

1053.15 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

Density

1053.16 The maximum permitted density must not exceed either:

(a) 174 dwelling units; and

(b) A floor space ratio of 1.50.

Off-Street Parking

1053.17 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Usable Open Space

1053.18 Usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

1054 Comprehensive Development District (350 Salter Street) (CD-54)

(BYLAW 7651, 2014)

1054.1 The intent of this district is to allow a multi-unit residential development consisting only of market rental units:

Permitted Uses

1054.2 *The following uses and no others shall be permitted in the (CD-54) district:*

1054.3 *Row houses or townhouses*

1054.4 *Apartment buildings and multiple dwellings*

1054.5 *Child care in accordance with Section 170.13 of this Bylaw*

1054.6 *Home based businesses*

1054.7 *Public utilities*

1054.8 *Accessory buildings and uses provided that all accessory buildings:*

(a) *shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;*

(b) *shall not be located in the required front yard;*

(c) *shall be located not closer than 5 feet (1.52 metres) from the rear or side site line;*

(d) *shall be located not closer than 10 feet (3.05 metres) from a window of a habitable room;*

(e) *shall not occupy more than ten percent (10%) of the site area;*

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

(g) *shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.*

Height

1054.9 The height of a building shall not exceed 50 feet (15.24 metres).

Front Yard

1054.10 A front yard shall be provided of not less than 15 feet (4.57 metres) in depth.

Rear Yard

1054.11 A rear yard shall be provided of not less than 33 feet (10.06 metres).

Side Yard

1054.12 A side yard shall be provided on each side of the site as follows

(a) where the side yard adjoins a street, a side yard shall be not less than 8 feet (2.44metres) plus an amount equal to fifty percent (50%) of the height of the building;

(b) where the side yard does not adjoin a street, a side yard shall be provided as in a) above, less 8 feet (2.44 metres);

Distance Between Buildings or Portions of Building on the Same Site

1054.13 Where there is more than one principal building on the site, or more than one shaft to a building, or where an outer wall is recessed more than 16 feet (4.88 metres) from the main outer wall line of the building, the horizontal distance between such buildings, shafts or opposite walls of such recessed portions shall not be less than 15 feet (4.57 metres) plus an amount equal to twenty percent (20%) of the combined heights of such buildings, shafts or walls, as the case may be.

Site Coverage

1054.14 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.

1054.15 All principal buildings in total shall not cover more than forty percent (40%) of the site area.

Density

1054.16 The maximum permitted density must not exceed either:

(a) 91 dwelling units; and

(b) A floor space ratio of 1.60

Off-Street Parking

1054.17 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Usable Open Space

1054.18 Usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

1055 Comprehensive Development District (660 Quayside Drive) (CD-55)

(BYLAW 7675, 2014)

1055.1 The intent of this district is to provide for the development of residential dwelling units and pedestrian-oriented commercial uses in three towers, with motor vehicle parking provided underground, in accordance with a site plan that forms part of these regulations.

Permitted Uses

1055.2 The following principal and accessory uses are permitted in the CD-55 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 the Bylaw:

Permitted Principal Uses	Active Use Restrictions Apply	Use-Specific Regulations
Art studios	✓	
Business and professional offices	✓	
Child care	✓	✓
Commercial school	✓	
Commercial storage	✓	
Fitness and wellness centres	✓	
Hotels		✓
Live-work unit		✓
Multiple dwelling	✓	✓
Personal service establishments		
Public utility		
Residential community living		
Restaurants	✓	✓
Retail stores		
Small-scale brewery or distillery	✓	✓
Small-scale production	✓	✓

Permitted Accessory Uses	Active Use Restrictions Apply	Use-Specific Regulations
Accessory uses to permitted *principal uses*	✓	
Home-based businesses		✓

(BYLAW 8575, 2026)

Conditions of Use

1055.3 *Multiple dwellings* are permitted provided that a minimum of ten dwelling units provided in each sub-area shown on the site plan shall be either townhouse units or 3 bedroom apartment units with a minimum floor area of 1,050 square feet.

1055.4 *Restaurants* excludes drive-in restaurant and drive-through restaurants.

1055.5 *Child care* must provide care for at least 16 children zero to five years of age in a non-residential portion of the building.

(BYLAW 8575, 2026)

1055.6 *Deleted;* **(BYLAW 8225, 2020; 8575, 2026)**

1055.7 *Deleted;*

1055.8 *Deleted;*

1055.9 *Deleted;*

1055.10 *Deleted;*

1055.11 *Deleted;*

1055.12 *Deleted;*

1055.13 *Deleted;*

1055.14 *Deleted;*

1055.15 *Deleted;*

1055.16 *Deleted;*

1055.17 *Deleted;*

(BYLAW 8575, 2026)

Family Oriented Units

1055.18 Deleted; **(BYLAW 8575, 2026)**

Building Siting

1055.19 The siting of buildings shall be in accordance with the site plan.

Distance Between Buildings

1055.20 The minimum distance between buildings measured above the third storey is 36 metres (118 feet).

Density: Commercial

1055.21 The maximum gross floor area for the following commercial uses is 1,393.6 square metres (15,000 square feet):

- *Art studios*
- *Business and professional offices*
- *Restaurants*
- *Commercial school*
- *Residential community living*
- *Public utility* **(BYLAW 8575, 2025)**

1055.22 At least 603.9 square metres (6,500 square feet) of commercial floor area for *child care* must be constructed by or before the completion of the building in Sub-area two shown on the site plan.

(BYLAW 8575, 2026)

Density: All Uses

1055.23 The gross floor area for all uses shall not exceed 24,650 square metres (265,333 square feet) for Sub-area 1, as shown on the site plan.

1055.24 The gross floor area for all uses shall not exceed 29,708 square metres (309,771 square feet) for Sub-area 2, as shown on the site plan.

1055.25 The gross floor area for all uses shall not exceed 20811 square metres (224,005 square feet) for Sub-area 3, as shown on the site plan.

Density: Hotel Units

1055.26 If a hotel is included in the development, the number of accommodation units in a hotel shall not be less than 100 or more than 200. For certainty, a hotel use permitted by this Bylaw does not include the occupancy of accommodation units under tenancy agreements as described in the Residential Tenancy Act

Building Footprints

1055.27 The maximum building footprint shall not exceed 789 square metres (8,500 square feet) for Sub-area 1.

1055.28 The maximum building footprint shall not exceed 975 square metres (10,500 square feet) for Sub-area 2.

1055.29 The maximum building footprint shall not exceed 1,022 square metres (11,000 square feet) for Sub-area 3

Tower Footprints above Second Storey

1055.30 The maximum tower footprint shall not exceed 789 square metres (8,500 square feet) for the second storey and 650 square metres (7,000 square feet) for the third storey and above for Sub-area 1.

1055.31 The maximum tower footprint shall not exceed 604 square metres (6,500 square feet) for Sub-area 2.

1055.32 The maximum tower footprint shall not exceed 697 square metres (7,500 square feet) for Sub-area 3;

Height of Buildings

1055.33 The height of a building shall not exceed the height indicated on the site plan.

1055.34 Where a building height is indicated in both storeys and distance from height datum, the lower limit shall apply

Shelters

1055.35 All hotels and other commercial uses described in Section 1055.6 require, along the full length of their street frontage, rain shelters not less than 1.83 metres (6 feet) in width in the form of a canopy or an arcade forming an uninterrupted weather shelter.

Off-Street Parking Spaces

1055.36 *Off-street parking* spaces shall be provided in accordance with the Off-Street Parking Regulation section of this Bylaw in addition to public parking spaces provided in accordance with the terms of any s. 219 covenant in favour of the City, except that:

(a) 0.92 parking spaces shall be provided for each bachelor or one-bedroom dwelling unit;

(b) 1.24 parking spaces shall be provided for each two or three bedroom dwelling unit;

(c) 4 parking spaces shall be provided for each child care facility;

(d) 0.092 visitor parking spaces shall be provided for each dwelling unit;

(e) one parking space or loading space shall be provided for each 929 square metres (10,000 square feet) of commercial storage;

(f) 80 public parking spaces shall be provided; and

(g) all parking spaces required by this bylaw shall be within one or more underground parking structures constructed completely below finished grade;

(BYLAW 8184, 2020)

Site Plan

1055.37 References in this zone to a site plan are references to the following:



Note: This Plan only to be used in reference to the Comprehensive Development District (660 Quayside Drive) (CD-55) District

Maximum Height of Buildings:

Sub-area 1: 38 storeys (128 meters geodetic)
Sub-area 2: 47 storeys (156 meters geodetic)
Sub-area 3: 29 storeys (103 meters geodetic)

1056 Comprehensive Development District (57 Sixth Street) (CD-56)

(BYLAW 7676, 2014)

1056.1 The intent of this district is to allow a mixed use commercial / multi-family rental residential development in accordance with the Active Use Restrictions contained in this Bylaw.

(BYLAW 8575, 2026)

Permitted Uses

1056.2 In the CD-56 District, the uses permitted in the Central Business Districts (C-4) zone shall be permitted and no others.

Siting of Buildings

1056.3 Commercial uses within buildings shall be sited not less than 2.1 metres (7 feet) from the Sixth Street property line

1056.4 Buildings for all uses shall be sited not less than 2.7 metres (9 feet) from the Victoria Street property line

1056.5 Residential uses within buildings shall be sited not less than 3.6 metres (12 feet) from the Carnarvon Street property line.

Density: Total

1056.6 The total Floor Space Ratio shall not exceed 6.67

Density: Residential Use

1056.7 The density of all residential uses shall not exceed a Floor Space Ratio of 6.48 and the number of dwellings units shall not exceed 282.

Height

1056.8 The height of a building shall not exceed 76.2 metres (250 feet) from the height datum.

Off-Street Parking

1056.9 *Off-Street parking* shall be provided and maintained in accordance with the Off-Street Parking Regulation section of this Bylaw, except that:

(a) The total number of parking spaces provided must not be less than 180;

(b) The number of parking spaces for residential uses shall be not less than 174;

(c) The number of combined multi-unit residential visitor and commercial parking spaces shall be 29; and

(d) The percentage of compact parking spaces must not exceed 30% of the required spaces.

(BYLAW 8184, 2020)

1057. Comprehensive Development District (Columbia Street East) (CD-57)

(BYLAW 8225, 2020)

1057.1 The intent of this district is to allow a mixed use development with pedestrian-oriented commercial uses at grade, in accordance with the Active Use Restrictions contained in this Bylaw, and 102 residential units. **(BYLAW 8575, 2026)**

Permitted Uses

1057.2 *In the (CD-57) district the use permitted in the Community Commercial Districts (Medium Rise) (C-2A) zone and no other uses, shall be permitted.* **(BYLAW 8575, 2026)**

1057.2.1 *Deleted;* **(BYLAW 7308, 2009; 8575, 2026)**

1057.3 *Deleted;*

1057.4 *Deleted;*

1057.5 *Deleted;*

1057.6 *Deleted;*

1057.7 *Deleted;*

1057.8 *Deleted;* **(BYLAW 7308, 2009; 8575, 2026)**

1057.9 *Deleted;*

1057.10 *Deleted;*

1057.11 *Deleted;*

1057.12 *Deleted;*

1057.13 *Deleted;*

1057.14 *Deleted;*

1057.15 *Deleted;*

1057.16 *Deleted;*

1057.17 *Deleted;*

1057.18 *Deleted;*

1057.19 *Deleted;*

1057.20 *Deleted;*

1057.21 *Deleted;*

1057.22 *Deleted;* **(BYLAW 8172, 2020; 8575, 2026)**

1057.23 *Deleted;*

1057.24 *Deleted;*

1057.25 *Deleted;*

1057.26 *Deleted;*

1057.27 *Deleted;*

1057.28 *Deleted;*

1057.29 *Deleted;*

1057.30 *Deleted;*

1057.31 *Deleted;*

1057.32 *Deleted;*

1057.33 *Deleted* **(BYLAW 7862, 2016; 8575, 2026)**

1057.34 *Deleted;*

1057.35 *Deleted;*

1057.36 *Deleted;*

1057.37 *Deleted;*

1057.38 *Deleted;*

1057.39 *Deleted;*

1057.40 *Deleted.*

(BYLAW 8575, 2026)

Exemption From Building Line Requirements

1057.41 The provisions of section 180 of this Bylaw shall not apply to the siting of buildings and structures permitted in this zoning schedule.

Siting of Buildings and Structures for a Commercial Use

1057.42 Except for points of ingress, egress and off street loading, all buildings and structures for a commercial use shall be sited at the front and side property lines.

Siting of Buildings and Structures for a Residential Use

1057.43 All buildings and structures for a residential use shall be sited in accordance with Supplementary Plan 1.

Height

1057.44 The height of all buildings and structures permitted by this zoning schedule shall conform to those heights shown on Supplementary Plan 1.

1057.45 The height of a building shall not exceed 78.0 feet (23.8 metres).

Floor Space

1057.46 Total floor space shall not exceed 108,000 square feet (10,033.6 square metres)

Density

1057.47 The number of residential units allowed shall not exceed 102.

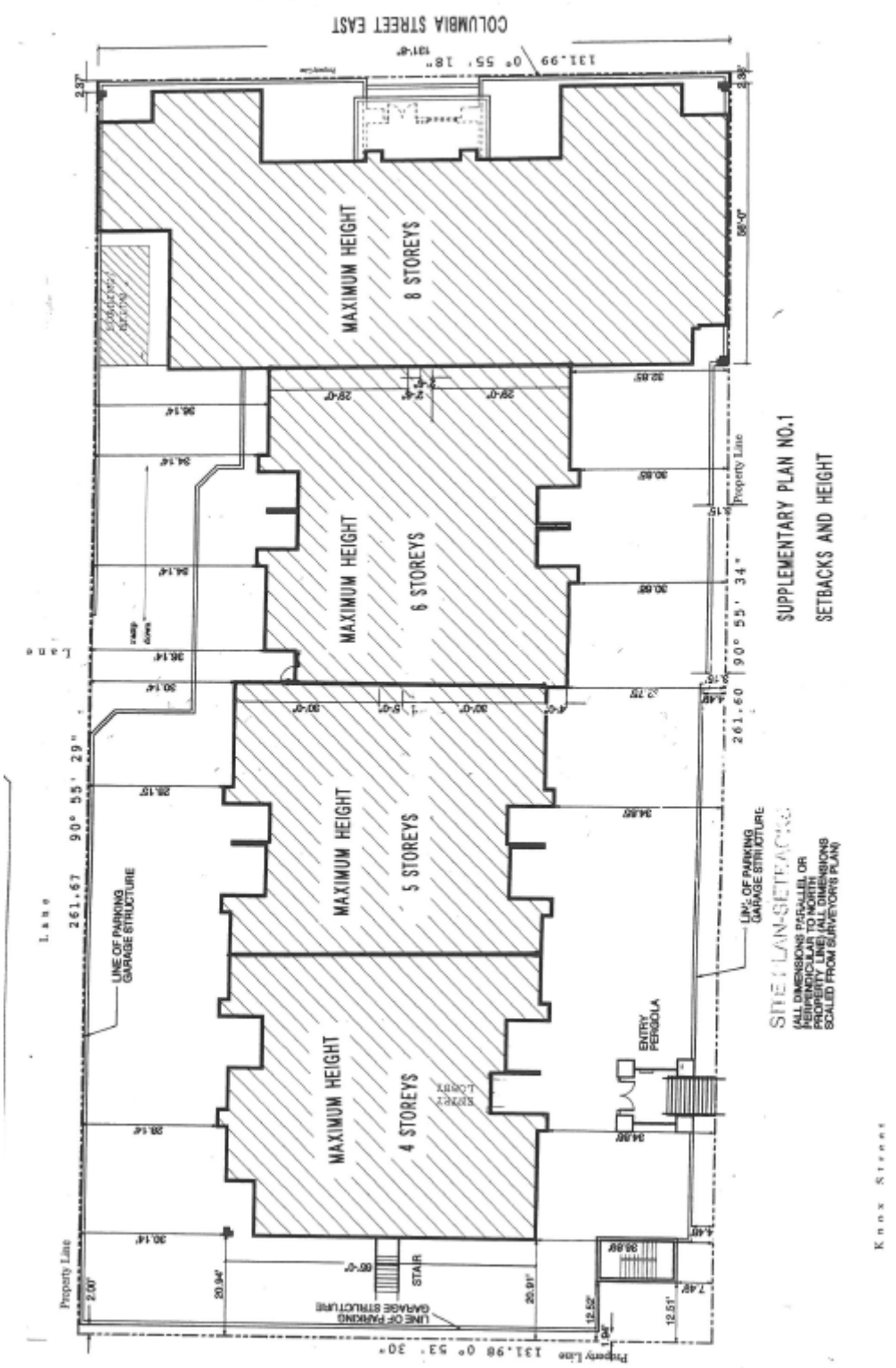
Off-Street Parking

1057.48 *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

1057.49 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 1



1058 Comprehensive Development District (1110 Ewen Ave) (CD-58)

(BYLAW 7717, 2014)

1058.1 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

1058.2 The following uses and no others shall be permitted in the (CD-58) district:

1058.3 *Accessory Recycling Return Centres, in accordance with Section 170.14 of this Bylaw;*

1058.4 *Animal Grooming and Daycare Facilities;*

1058.5 *Animal Hospitals and Veterinary Clinics;*

1058.6 *Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores;*

1058.7 *Auditoriums;*

1058.8 *Banks;*

1058.9 *Billiard and pool halls;*

1058.10 *Bowling alleys;*

1058.11 *Businesses and professional offices;*

1058.12 *Restaurants, excluding drive-in restaurants and drive-through restaurants;*

(BYLAW 8575, 2026)

1058.13 *Car washing establishments;*

1058.14 *Deleted;* **(BYLAW 8575, 2026)**

1058.15 *Child care in a non-residential building or portion of a non-residential building;*

1058.16 *Clubs and lodges;*

1058.17 *Commercial schools;*

1058.18 *Dance halls;*

1058.19 *Deleted;* **(BYLAW 8575, 2026)**

1058.20 *Gymnasiums;*

1058.21 *Deleted;* **(BYLAW 8172, 2020)**

1058.22 *Home based businesses;*

1058.23 *Hotels;*

1058.24 *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;*

1058.25 *Libraries;*

1058.26 *Meeting halls;*

1058.27	*Personal service establishments;*	**(BYLAW 8575, 2026)**
1058.27.1	*Printing and publishing;*	**(BYLAW 8575, 2026)**
1058.28	*Public transportation depots;*	
1058.29	*Deleted;*	**(BYLAW 8575, 2026)**
1058.30	*Retail stores;*	
1058.30.1	*Small-scale production;*	**(BYLAW 8575, 2026)**
1058.31	*Art studios;*	**(BYLAW 8575, 2026)**
1058.32	*Swimming pools;*	
1058.33	*Taxi offices;*	
1058.33.1	*Television studios;*	**(BYLAW 8575, 2026)**
1058.34	*Theatres, excluding drive-in theatres;*	
1058.35	*Video stores;*	
1058.36	*Accessory buildings and uses;*	

Front Yard

1058.37 No front yard shall be required.

Rear Yard

1058.38 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

1058.39 No side yard shall be required except that:

1058.40 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;

1058.41 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

1058.42 The density of residential development must not exceed 1 housing unit per net acre (2.47 units per net hectare) provided that the density may be increased to a maximum of 90 units per net acre (222.37 units per net hectare) if the amenity conditions set out in S 1058.43 are met.

1058.43 Residential density may be increased up to but not beyond the maximum permitted density in accordance with payments related to the provision of any or all of general amenities, child care facilities amenity or affordable housing as set out in the Amenity Table below, and deposited in Reserve Funds established for each purpose by the Council. Payments made pursuant to this section must be made prior to issuance of a building permit.

Zoning District	Zone Location	Contribution per Dwelling Unit Above Base Density
CD – 58	Queensborough	$1,500.00 per unit

Height

1058.44 The height of a building shall not exceed 40 feet (12.19 metres) nor four storeys.

Off-Street Parking

1058.45 *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

1058.46 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

1058.47 In buildings containing housing units, usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

1059 Comprehensive Development District (814 Royal Ave) (CD-59)

(BYLAW 8172, 2020)

1059 .1 The intent of this district is to allow for multifamily development in the Downtown to a density of 205 housing units per acre (506.55 units per hectare) at 814 Royal Avenue.

Permitted Principal and Accessory Uses

1059 .2 The following uses and no others are permitted in the (RM-6C) district:

1059 .3 Single detached dwellings to (RS-1) standards

1059 .4 Duplex dwellings to (RT-1) standards

1059 .5 Row houses or townhouses

1059 .6 Apartment buildings and multiple dwellings

1059 .7 Child care in accordance with Section 170.13 of this Bylaw

1059 .8 Home based businesses

1059 .9 Lodging and boarding houses.

Density

1059 .10 For the purposes of this Schedule, the density of sites may, at the option of the applicant for a building permit, be measured either by floor space ratio or housing units per acre (.40 hectares).

1059 .11 The maximum density permitted for the first 9,000 square feet (836.10 square metres) of site area shall be either:

a) floor space ratio 1.2; or

b) housing units per acre (.40 hectares) 60

and for each 100 square feet (9.29 square metres) of site area in excess of 9,000 square feet (836.10 square metres) shall be increased by a factor equal to either:

a) floor space ratio 0.15; or

b) housing units per acre (.40 hectares) .75

to the following maximums without a bonus of density:

a) floor space ratio 3.0 or

b) housing units per acre (.40 hectares) 150.

1059 .12 Where a property provides an amenity package, acceptable to the City of New Westminster, and which includes:

a) Donation of funds for a public art wall along the Royal Avenue boundary of Toronto Place Park ($30,000);

b) Donation of funds for pathway development and lighting installation for Brow of the Hill Greenway route through Simcoe Park ($140,000);

c) Donation of funds for capital improvements to Simcoe Park (e.g. lighting, replacement of play equipment) ($100,000);

d) Donation of funds for streetscape enhancements along Eighth Street between Royal Avenue and Columbia Street ($70,000);

e) Provision of bicycle storage lockers for building residents ($50,000);

f) Donation of funds to the Cooperative Auto Network to purchase and insure two car sharing cars ($60,000),

the density for the site may be increased to a maximum of:

a) floor space ratio 4.0; or

b) housing units per acre (0.40 hectares) 205.

1059 .13 Any amenity acceptable to the City as per 1059.12 shall be secured by an agreement registered on the title to the property stipulating:

a) The location, appearance and construction specifications of the structures on private property;

b) The schedule of construction including completion date;

c) Repair and maintenance of the structure on private property;

d) Replacement of the structure on private property in case of destruction before the life of the structure has expired; and

e) Penalties for non-compliance.

1059 .14 Where density is calculated on the basis of housing units per acre, the maximum density shall not exceed a floor space ratio of 4.0.

Building Envelope

1059 .15 All buildings and structures shall be sized and sited according to the following:

Regulation	Requirement
Minimum Front Setback	**Not required**
Minimum Rear Setback	**Not required**
Minimum Side Setback	**Not required except that where a building is over 40 feet (12.19 metres) in height, it shall be set back from the side property line a distance of not less than 15 feet (4.57 metres) plus fifteen percent (15%) of that portion of the building over 40 feet (12.19 metres) in height.**
Maximum Building Height	**47.55 meters (156 feet)**

Site Coverage

1059 .16 The site coverage of a building or portion of a building used for residential purposes shall not exceed sixty percent (60%) of the site area for the first 40 feet (12.19 metres) of height. Thereafter, for every 2 feet (.61 metres) by which the height of the building exceeds 40 feet (12.19 metres), the maximum site coverage, expressed for the purposes of this subsection as the ratio of the horizontal cross-sectional area of the building to the site area at each 2 foot (.61 metres) level shall be decreased by one percent (1%) provided that the maximum permitted site coverage need not be less than forty percent (40%) of the site area.

1059 .17 Where a site contains more than one residential building, the site coverage as determined in clause 1059.16 above shall be measured as the aggregate coverage at each level.

1059 .18 The site coverage may exceed the maximum in 1059.16 above provided that the height of the portion of the building or structure in excess of such maximum does not exceed an elevation of 16 feet (4.88 metres) Geodetic Survey of Canada and the roof of that portion is suitably landscaped as part of the usable open space.

Usable Open Space

1059 .19 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

1059 .20 Apartments, row houses, and townhouses shall have light, air and privacy for all dwelling units, bachelors units and housekeeping units to at least the average level current in the City.

Outside Uses

1059 .21 Permitted uses set out in this in this Schedule may be carried on outside a building to the extent that is consistent with the achievement of the objectives of the Official Community Plan.

Rooftops

1059 .22 All rooftops shall be constructed so as to present an attractive appearance in the manner contemplated by the Official Community Plan.

Width of Building

1059 .23 Where the height of a residential building exceeds 40 feet (12.19 metres), the maximum horizontal measurement of the building above such prescribed height, measured parallel to a site boundary, shall not exceed Fifteen percent (15%) of the total length of the perimeter of the site. Where more than one residential building occupies a site or there is more than one shaft to a building, any of which exceed 40 feet (12.19 metres) in height, the total maximum measurement of the buildings or shafts shall not exceed the maximum measurement allowed if one building with one shaft occupied the site.

Off-Street Parking and Loading Requirements

1059 .24 Off-Street parking shall be provided in accordance with the Off-Street Parking Regulations section of this bylaw, except:

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

b) 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); and

c) whenever any storey or portion of a structure extends above the height datum or the finished grade, such storey or portion of a parking structure shall be set back not less than 5 feet (1.52 metres) from any building line or property line bounded by a street or lane.

1059 .25 Bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this bylaw.

1059 .26 Off-Street loading shall be provided in accordance with the Off-Street Loading Regulations section of this bylaw.

1060 Comprehensive Development District (1000 Quayside Drive) (CD-60)

(BYLAW 7722, 2015)

1060.1 The intent of this district is to allow a mixed use commercial / multi-unit residential development.

Permitted Uses

1060.2 In the CD-60 District, the uses permitted in the Central Business Districts (C-4) zone and no other uses, shall be permitted

Setbacks

1060.3 The siting of buildings shall be in accordance with the plan incorporated into these regulations as Supplementary Plan Number One.

Site Coverage

1060.4 The maximum *site coverage* is 4,215 sq . m. (45,372 sq. ft.)

Density: Total

1060.5 The total *Floor Space Ratio* shall not exceed 4.85

Density: Residential Uses

1060.6 The residential density shall not exceed a *Floor Space Ratio* of 4.73 or 519 dwelling units.

Height

1060.7 Notwithstanding the Height Datum definition in the Zoning Bylaw, for the purposes of this Bylaw, height shall be measured from a geodetic elevation of 17 feet.

1060.8 The height of the podium shown on Supplementary Plan Number One shall not exceed 16 m. (52.8 feet), with the exception of the area labeled amenity room, which shall have a height of 20.3 m. (66. 8 ft.).

1060.9 The height of Tower One shown on Supplementary Plan Number One shall not exceed 28 storeys or 93.5 m. (307 ft.)

1060.10 The height of Tower Two shown on Supplementary Plan Number One shall not exceed 23 storeys or 80.4 m. (264 ft.)

Breezeway

1060.11 The height of the breezeway shall be in accordance with that shown on Supplementary Plan Number Two.

1060.12 The width of the breezeway shown on Supplementary Plan Number Two shall be not less than 13 m. (42.75 ft.)

Off-Street Parking

1060.13 *Off-Street parking* spaces shall be provided and maintained in accordance with the Off-Street Parking Regulations section of this Bylaw, provided that:

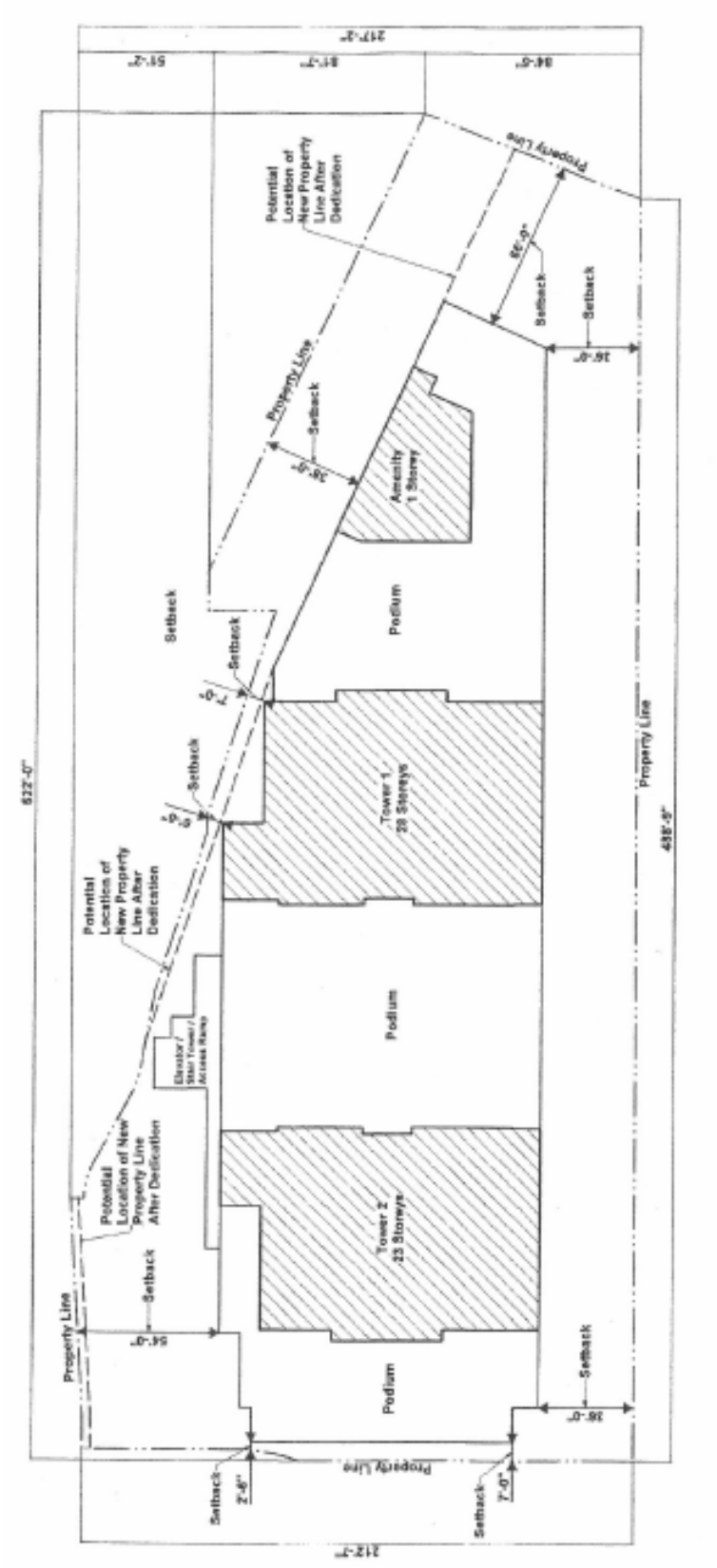
(a) The total number of vehicle parking spaces provided must not be less than 584;

(b) The number of residential (non–visitor) parking spaces shall be 460

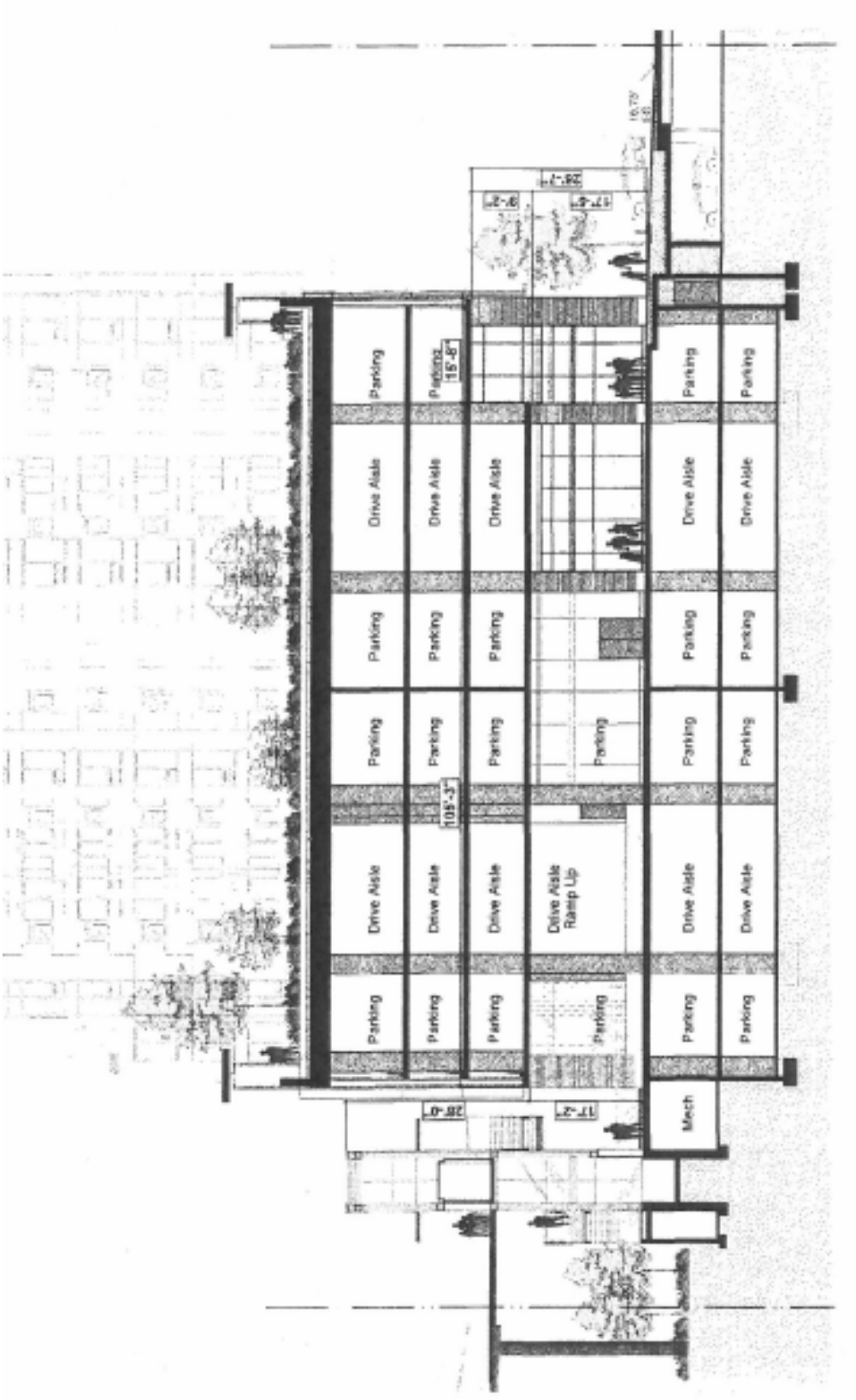
(c) The total number of compact vehicle parking spaces must not exceed 35% of the total number of required vehicle parking spaces

(BYLAW 8184, 2020)

Supplementary Plan #1 to CD-60 District:



Supplementary Plan #1 to CD-60 District:



1061 COMPREHENSIVE DEVELOPMENT DISTRICTS (900 CARNARVON STREET) (CD-61)

(BYLAW 7764, 2015)

1061.1 The intent of this district is to allow a mixed use commercial / multiple unit residential development in accordance with the Active Use Restrictions contained in this Bylaw.

(BYLAW 8575, 2026)

Permitted Uses

1061.2 In the CD-61 District, the uses permitted in the Central Business Districts (C-4) zone and no other uses, shall be permitted.

Density: Total

1061.3 The total density shall not exceed a *Floor Space* of 25,805 sq. m. (277,770 sq. ft.).

Density: Residential Use

1061.4 The residential density shall not exceed a *Floor Space* of 25,383 sq. m. (273,222 sq. ft.) or 398 dwelling units.

Podium Height and Siting:

1061.5 The height of the building podium shown on Supplementary Plan Number One shall not exceed 5 storeys or 17.4 metres. (57.3 ft.), as measured to the top of the podium roof, not including parapets and guardrails.

1061.6 The setbacks of the building podium shall not be less than that shown on Supplementary Plan Number One.

Tower Height and Siting:

1061.7 The height of the building shown on Supplementary Plan Number One shall not exceed 40 storeys or 114 metres. (374 ft.)

1061.8 The setbacks of the building tower shall not be less than that shown on Supplementary Plan Number One.

Off-Street Parking:

1061.9 *Off-Street parking* spaces shall be provided and maintained in accordance with the Off-Street Parking Regulation section of this Bylaw, provided that:

a) The total number of vehicle parking spaces provided must not be less than 260.

(BYLAW 8184, 2020)

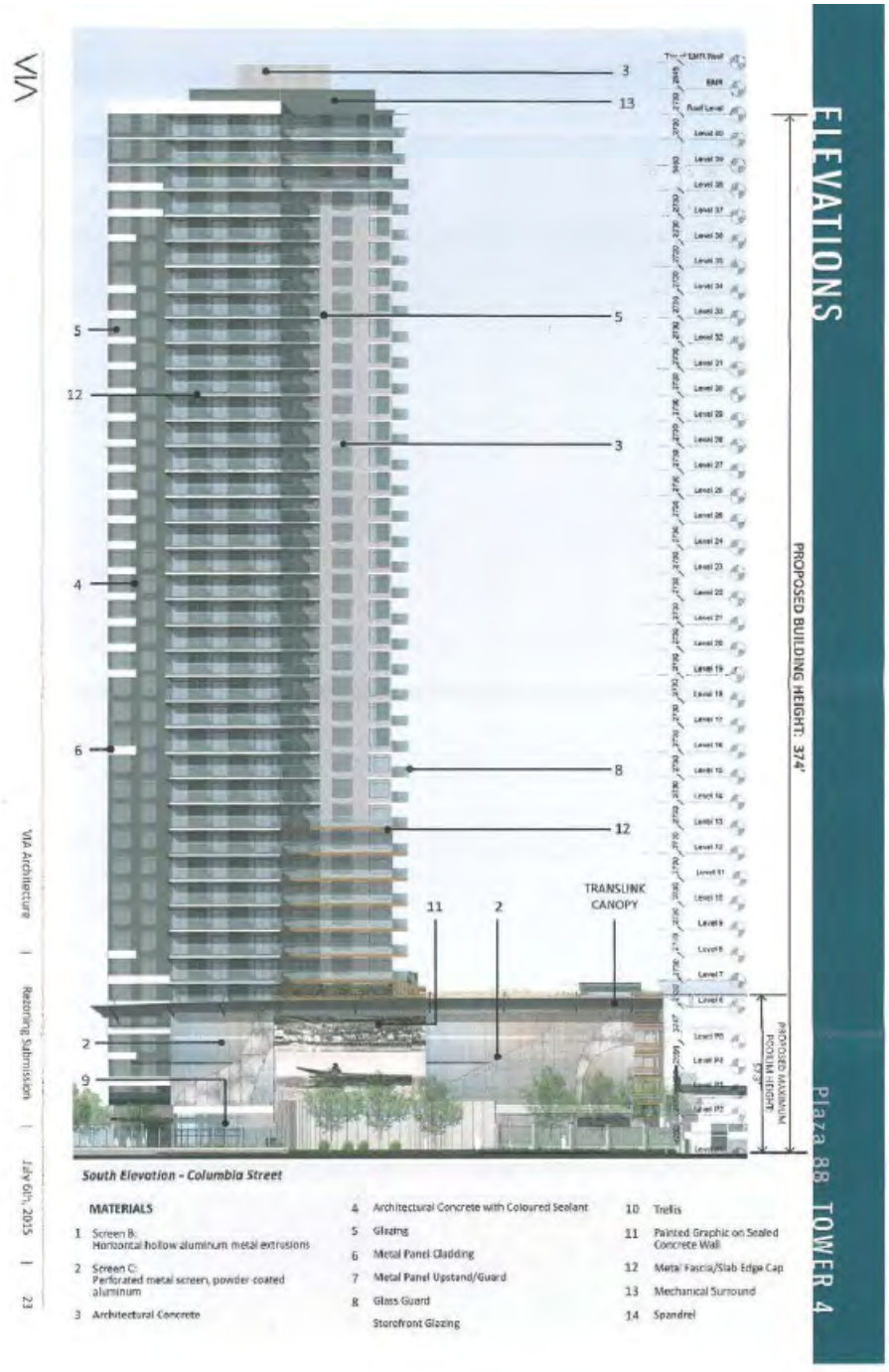
1061.10 **Supplementary Plan One to CD-61 District:**



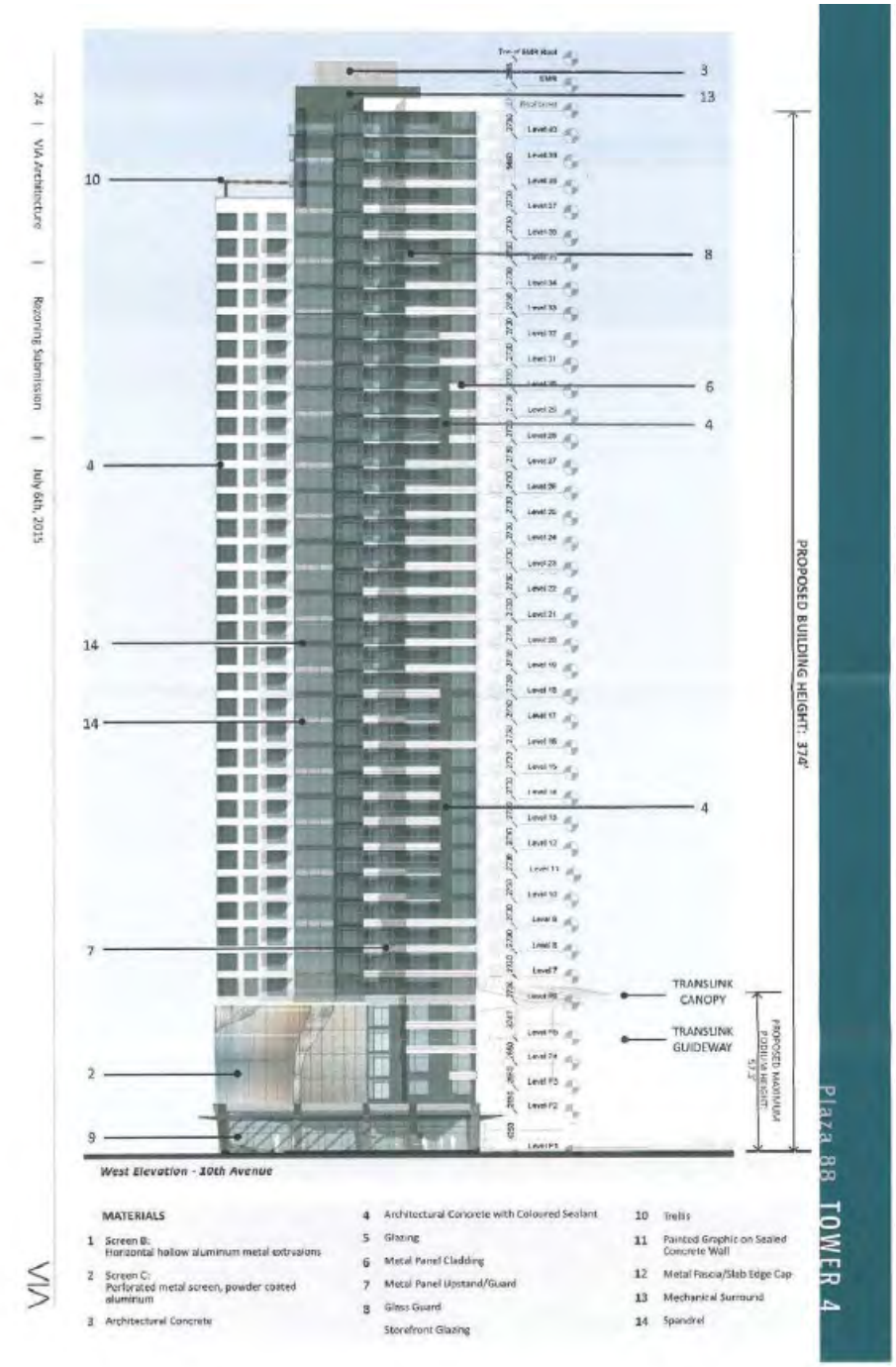
Supplementary Plan One to CD-61 District:



Supplementary Plan One to CD-61 District:



Supplementary Plan One to CD-61 District:



Supplementary Plan One to CD-61 District:



Supplementary Plan One to CD-61 District:



Supplementary Plan One to CD-61 District:



1062. Comprehensive Development District (Twelfth Street & Fifth Avenue) (CD-62)

(BYLAW 7818, 2016)

1062.1. The intent of this district is to allow a five storey multiple unit residential development with up to 34 residential units.

Permitted Uses

1062.2. The following uses and no others shall be permitted in the (CD-62) district:

1062.3. Single detached dwellings to RS-1 district standards provided that detached accessory dwelling units are a permitted use only for lots which are designated '(RD) Residential Single Detached and Semi-Detached Housing' or '(RGO) Residential – Ground Oriented Infill Housing' in the City of New Westminster Official Community Plan.

(BYLAW 7936, 2017)

1062.4. *Multiple dwellings;*

1062.5. *Child care in accordance with Section 170.13 of this Bylaw;*

1062.6. *Home based businesses;*

1062.7. *Public utilities;*

1062.8. *Accessory buildings and uses provided that all accessory buildings:*

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site lines;

d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;

e) shall not occupy more than ten percent (10%) of the site area;

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

g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Setbacks

1062.9. Setback shall be provided in accordance with Supplementary Plan One contained within the CD-62 district.

Site Coverage

1062.10. All principal buildings in total shall not cover more than forty percent (40%) of the site area, exclusive of any portion below grade.

Density

1062.11. The maximum density must not exceed:

a) 34 dwelling units; and

b) A floor space ratio of 2.10.

Height

1062.12. The maximum height of a building shall not be more than:

a) five storeys; and

b) 14.63 metres (48 feet).

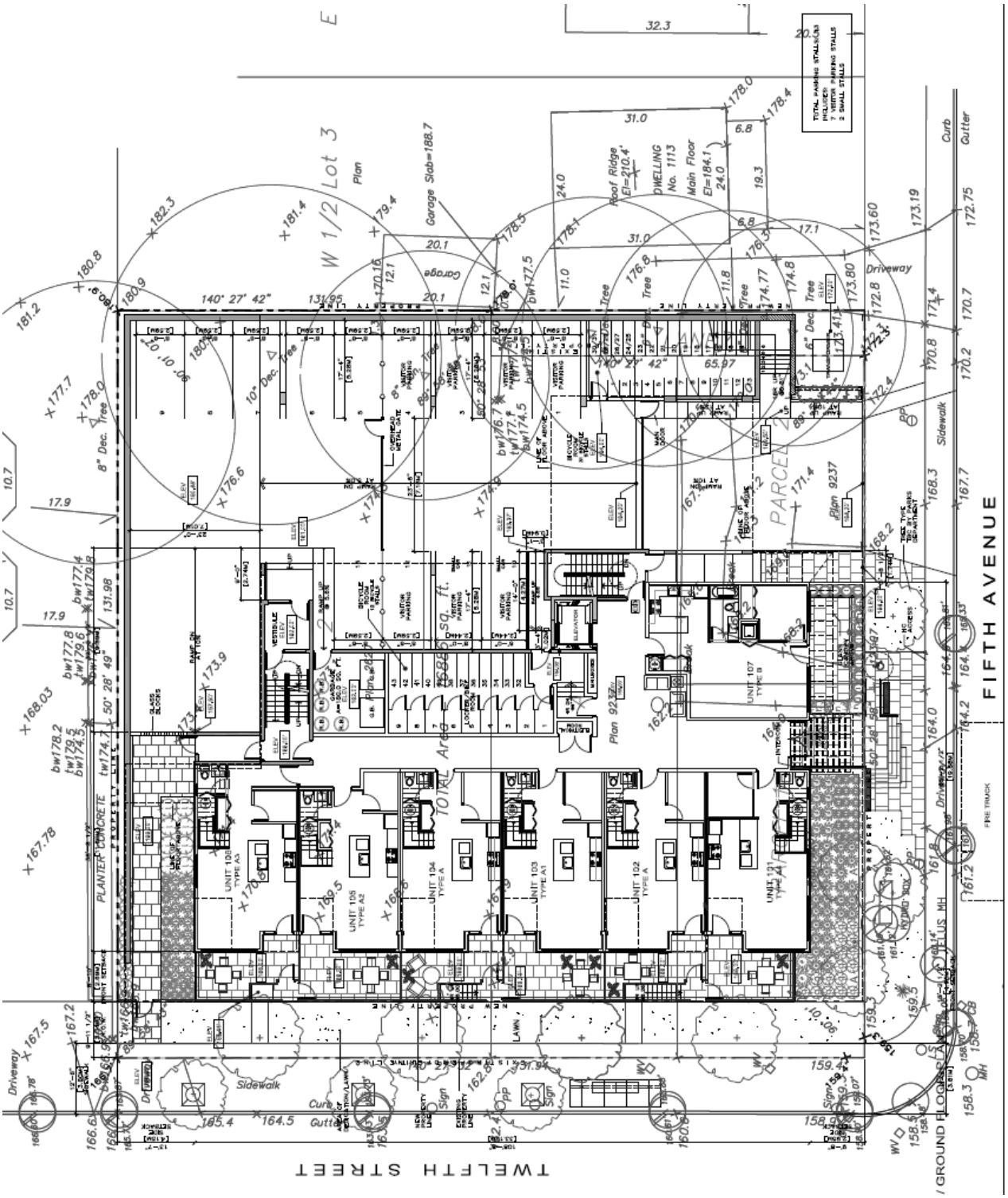
Off-Street Parking

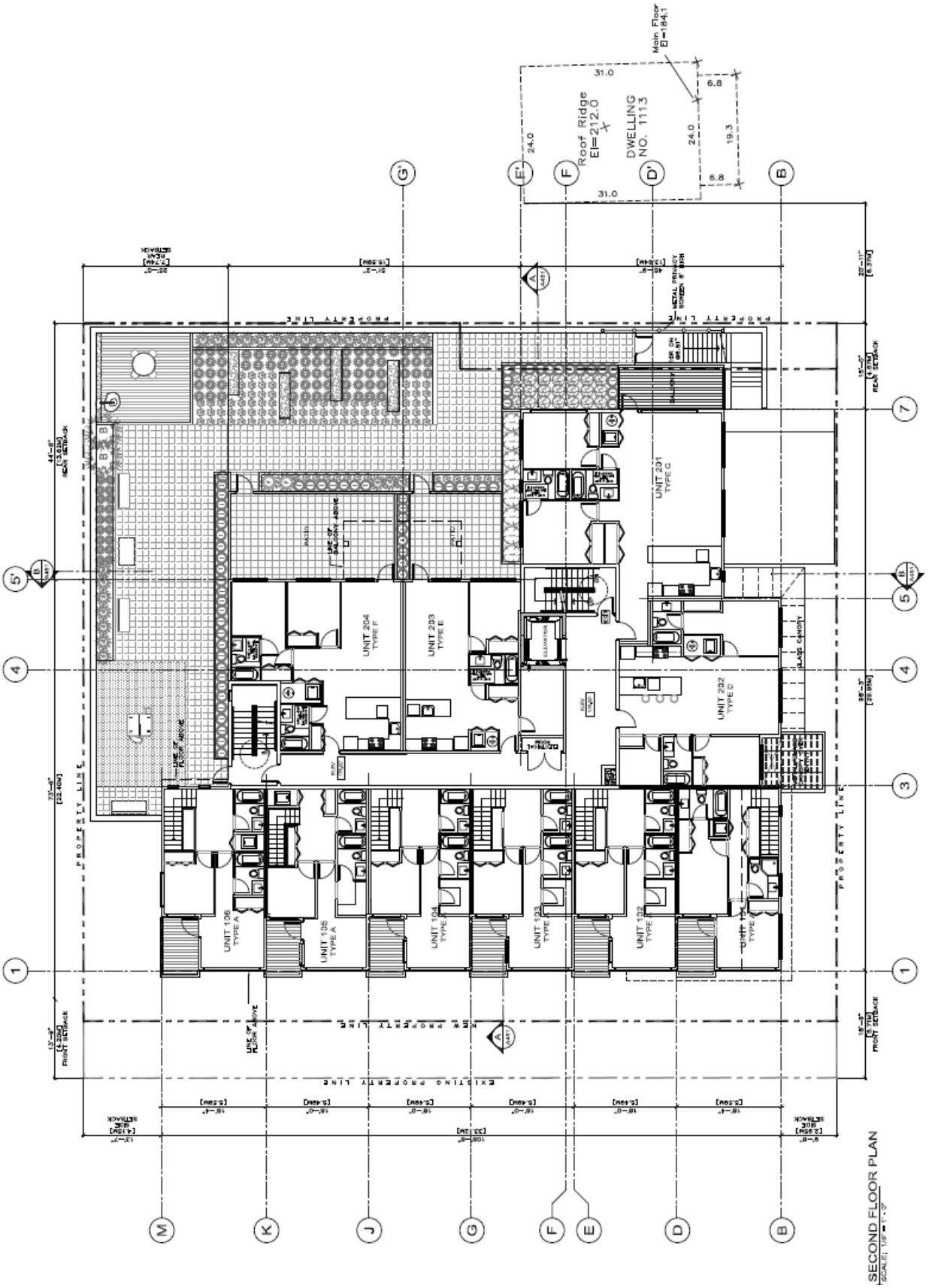
1062.13. *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Usable Open Space

1062.14. Usable open space shall be provided as indicated in Supplementary Plan One contained within the CD-62 district.

Supplementary Plan #1




Main Floor
El=184.1
Roof Ridge
El=212.0
DWELLING
NO. 1113
31.0
24.0
6.8
19.3
UNIT 201
TYPE C
UNIT 204
TYPE F
UNIT 203
TYPE E
UNIT 202
TYPE D
UNIT 106
TYPE A
UNIT 105
TYPE A
UNIT 104
TYPE E
UNIT 103
TYPE
UNIT 102
TYPE
UNIT 101
TYPE
PROPERTY LINE
EXISTING PROPERTY LINE
NEW PROPERTY LINE
UNIT OF FLOOR ABOVE
SECOND FLOOR PLAN

1063 Comprehensive Development District (318 and 328 Agnes Street) (CD-63)

(BYLAW 7740, 2015)

1063.1 The intent of this district is to allow a six storey multi-unit residential rental development.

Development Sites

1063.2 For the purposes of this zoning schedule the properties referenced as 318 Agnes Street and 328 Agnes Street shall be as indicated on Supplementary Plan Number One, which is attached to and forms part of this bylaw.

Permitted Uses

1063.3 In the CD-63 District, the following uses, and no other uses, shall be permitted:

(a) Secured Rental Multiple Unit Dwelling;
(b) Child care in accordance with Section 170.13
(c) Home Based Business;
(d) Accessory Uses

Setbacks

1063.4 The siting of buildings shall be in accordance with the plan incorporated into these regulations as Supplementary Plan Number One, which is attached to and forms part of this bylaw.

Site Coverage

1063.5 The maximum site coverage on 328 Agnes Street is 62%. **(BYLAW 7780, 2016)**

1063.6 The maximum site coverage on 318 Agnes Street is 63% **(BYLAW 7780, 2016)**

Density

1063.7 The density for 328 Agnes Street shall not exceed a Floor Space Ratio of 3.08. **(BYLAW 7780, 2016)**

1063.7.1 The density for 328 Agnes Street shall not exceed 102 dwelling units.**(BYLAW 7780, 2016)**

1063.8 The density for 318 Agnes Street shall not exceed a Floor Space Ratio of 3.19. **(BYLAW 7780, 2016)**

1063.8.1 The density for 318 Agnes Street shall not exceed 100 dwelling units. **(BYLAW 7780, 2016)**

Height

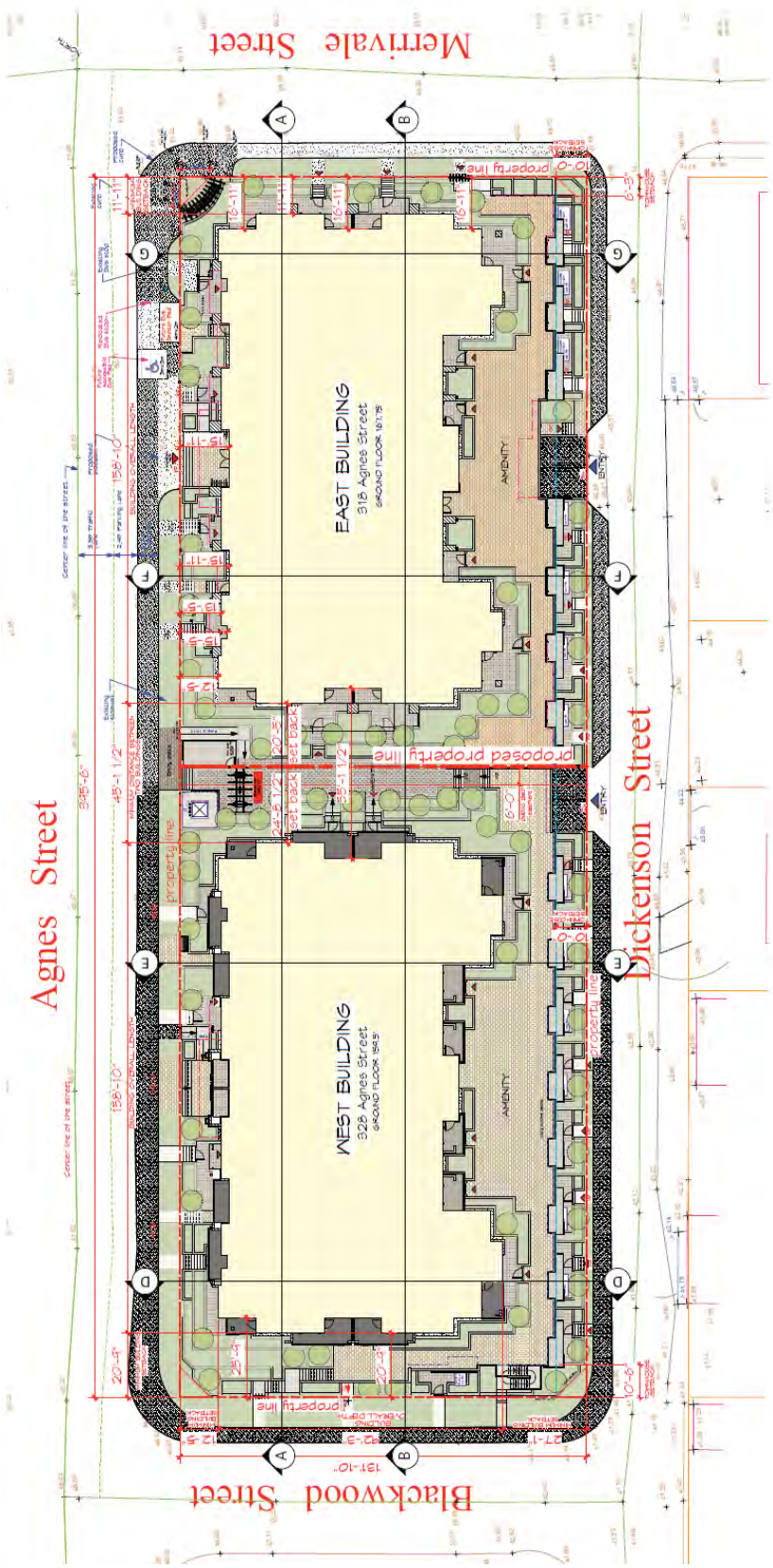
1063.9 The maximum building height on 328 Agnes Street shall not exceed 20.5 meters (67 feet).

1063.10 The maximum building height on 318 Agnes Street shall not exceed 20.3 meters (66.6 feet).

Off-Street Parking

1063.11 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Supplementary Plan #1 to CD-63 District:



1064. Comprehensive Development Districts (Mercer High Street) (CD-64)

(BYLAW 7823, 2016)

1064 .1 The intent of this district is to allow for convenient shopping and services to serve the adjacent residential area and multiple unit residential uses at a density compatible with the local area.

Permitted Uses

1064 .2 The following uses and no others shall be permitted in the (CD-64) district:

Permitted Principal Uses	Use Specific Regulations
Accessory Recycling Return Centres, in accordance with Section 170.14 of this Bylaw;	
Animal Grooming and Daycare Facilities;	
Animal Hospitals and Veterinary Clinics;	
Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores;	
Auditoriums;	
Banks;	
Billiard and pool halls;	
Bowling alleys;	
Businesses and professional offices;	
Restaurants, excluding drive-in restaurants and drive-through restaurants; **(BYLAW 8575, 2026)**	
Car washing establishments;	
Deleted; **(BYLAW 8575, 2026)**	
Child care in a non-residential building or portion of a non-residential building;	
Clubs and lodges;	
Commercial schools;	
Dance halls;	
Film, television and recording studios; **(BYLAW 8475, 2026)**	
Deleted; **(BYLAW 8575, 2026)**	
Gymnasiums;	

Deleted; **(BYLAW 8172, 2020)**	
Home based businesses;	
Hotels;	
Housing units contained in the same building with and additional to any of the permitted non-residential uses;	✓
Libraries;	
Meeting halls;	
Personal service establishments; **(BYLAW 8575, 2026)**	
Printing and publishing; **(BYLAW 8575, 2026)**	
Public transportation depots;	
Deleted; **(BYLAW 8575, 2026)**	
Retail stores;	
Art studios; **(BYLAW 8575, 2026)**	
Small-scale production; **(BYLAW 8575, 2026)**	
Swimming pools;	
Taxi offices;	
Theatres, excluding drive-in theatres;	
Video stores;	
Accessory buildings and uses.	

(BYLAW 8172, 2020)

Conditions of Use

1064 .3 Housing units shall not be permitted at or below street level along Mercer Street;

Density

1064 .4 The density shall not exceed a *floor area ratio* of 2.0.

Principal Building Envelope

1064 .5 All *principal buildings* and *structures* shall be sized and sited according to the following:

Regulation	Requirement
Maximum Height	13.72 metres (45 feet) and four storeys.
Minimum Front Setback	No front setback required.
Minimum Side Setback	No side setback required unless: (a) an interior side setback is provided, then the interior side setback must not be less than 3.05 metres (10 feet); or (b) the side setback abuts a lot used exclusively for residential purpose, then the side setback must not be less than 3.05 metres (10 feet).
Minimum Rear Setback	3.05 metres (10 feet), unless (a) the rear lot line abuts a lot used exclusively for residential purposes, then shall be not less than 20% of the depth of the lot, but need not exceed 7.62 metres (25 feet).

Usable Open Space

1064 .6 In buildings containing housing units, usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

Off-Street Parking and Loading Requirements

1064 .7 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **BYLAW 8184, 2020**

1064 .8 Off-Street loading shall be provided and maintained as required by and in accordance with the provisions of Section 160 of this Bylaw.

1065. Comprehensive Development Districts (Neighbourhood-Oriented Commercial and Residential Mixed Use) (CD-65)

(BYLAW 7823, 2016; 8172, 2020)

1065 .1 The intent of this district is to allow mixed use development consisting of neighbourhood-oriented commercial businesses and three storeys of residential development above

Permitted Uses

1065 .2 The following uses and no others shall be permitted in the (CD-65) district:

Permitted Principal Uses	Use Specific Regulations
Accessory Recycling Return Centres, in accordance with Section 170.14 of this Bylaw;	
Animal Grooming and Daycare Facilities;	
Animal Hospitals and Veterinary Clinics;	
Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores;	
Auditoriums;	
Banks;	
Billiard and pool halls;	
Bowling alleys;	
Businesses and professional offices;	
Restaurants, excluding drive-in restaurants and drive-through restaurants; **(BYLAW 8575, 2026)**	
Car washing establishments;	
Deleted; **(BYLAW 8575, 2026)**	
Child care in a non-residential building or portion of a non-residential building;	
Clubs and lodges;	
Commercial schools;	
Dance halls;	
Deleted; **(BYLAW 8575, 2026)**	
Film, television and recording studios; **(BYLAW 8575, 2026)**	
Gymnasiums;	

Deleted; **(BYLAW 8162, 2020)**	
Home based businesses;	
Hotels;	
Housing units contained in the same building with and additional to any of the permitted non-residential uses;	✓
Libraries;	
Meeting halls;	
Personal service establishments; **(BYLAW 8575, 2026)**	
Printing and publishing; **(BYLAW 8575, 2026)**	
Public transportation depots;	
Deleted; **(BYLAW 8575, 2026)**	
Retail stores;	
Art studios; **(BYLAW 8575, 2026)**	
Small-scale production; **(BYLAW 8575, 2026)**	
Swimming pools;	
Taxi offices;	
Theatres, excluding drive-in theatres;	
Video stores;	
Accessory buildings and uses.	

(BYLAW 8162, 2020)

Conditions of Use

1065 .3 Housing units shall not be permitted at or below street level along Mercer Street and Ewen Avenue.

Density

1065 .4 The density shall not exceed a *floor space ratio* of 2.0.

1065 .5 Residential floor space is only permitted if:

a) the requirements of Amenity Density Bonus section of the General Regulations section of this bylaw are met; and
b) the overall density does not exceed a floor space ratio of 2.0

1065 .6 A payment amount of $1,000.00 per dwelling unit shall be required instead of the payment amounts required in the Amenity Density Bonus section of the General Regulations section of this bylaw.

Principal Building Envelope

1065 .7 All *principal buildings* and *structures* shall be sized and sited according to the following:

Regulation	Requirement
Maximum Height	13.72 metres (45 feet) and four storeys.
Minimum Front Setback	No front setback required.
Minimum Side Setback	No side setback required unless: (c) an interior side setback is provided, then the interior side setback must not be less than 3.05 metres (10 feet); or (d) the side setback abuts a lot used exclusively for residential purpose, then the side setback must not be less than 3.05 metres (10 feet).
Minimum Rear Setback	3.05 metres (10 feet), unless (b) the rear lot line abuts a lot used exclusively for residential purposes, then shall be not less than 20% of the depth of the lot, but need not exceed 7.62 metres (25 feet).

Usable Open Space

1065 .8 In buildings containing housing units, usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

Off-Street Parking and Loading Requirements

1065 .9 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **BYLAW 8184, 2020**

1065 .10 Off-Street loading shall be provided and maintained as required by and in accordance with the provisions of Section 160 of this Bylaw.

Comprehensive Development District (1209 Hamilton Street) (CD-66)

1066. Comprehensive Development District (1209 Hamilton Street) (CD-66)

(BYLAW 7832, 2016)

1066 .1 The intent of this district is to allow a child care with not more than 20 child care spaces at 1209 Hamilton Street

Comprehensive Development District (1209 Hamilton Street) (CD-66) Regulations

1066 .2 Development of lots zoned CD-66 shall comply with the regulations and requirements of the Duplex Districts (RT-1) except: **(BYLAW 8578, 2026)**

a) Child care shall be permitted as a principal use provided it does not provide more than 12 child care spaces for children 30 months of age or less and not more than eight spaces for children more than 30 months of age;
b) Front setback shall be not less than 7.34 metres (24.1 feet); and
c) Western side setback shall not be less than 0.97 metres (3.2 feet);

Comprehensive Development District (Braid Street) (CD-67)

1067. Comprehensive Development District (Braid Street) (CD-67)

(BYLAW 7837, 2016)

1067 .1 The intent of this zoning district is to allow a private school and a high rise multiple unit residential development which includes townhouses, artists' studios and gallery space in a podium at grade. **(BYLAW 8211, 2020)**

Zoning Sub-Districts

1067 .2 The CD-67 Zoning district includes two sub-districts A and B as indicated on the map attached to this district as Supplementary Plan #1.

Permitted Principal and Accessory Uses

1067 .3 The following principal and accessory uses are permitted in the CD-67 zoning district as outlined for each of the sub-districts. For uses accompanied by a checkmark, there are additional Conditions of Use contained within this zoning district.

Permitted Principal Uses (Sub-District A)	Use Specific Regulations
Private school;	✓
Public Assembly;	✓

Permitted Accessory Uses (Sub-District A)	Use Specific Regulations
Uses accessory to any permitted *principal uses*;	

Permitted Principal Uses (Sub-District B)	Use Specific Regulations
Child care in non-residential portion of the building	
Multiple unit residential use;	

(BYLAW 8225, 2020)

Libraries;	
Art studio and gallery;	

(BYLAW 8575, 2026)

Permitted Accessory Uses (Sub-District B)	**Use Specific Regulations**
Uses accessory to any permitted *principal uses*;	
Home based businesses;	✓

Conditions of Use

1067 .4 Child care in accordance with Section 170.13 of this Bylaw.

1067 .5 Private school uses shall not exceed 550 students. **(BYLAW 8211, 2020)**

1067 .6 Public assembly uses shall not include religious worship.

Density

1067 .7 The maximum net floor area in Sub-District A shall not exceed 5,575 square metres (60,008 square feet).

1067 .8 The maximum net residential floor area in Sub-District B shall not exceed 18,817 square metres (202,550 square feet), except that the maximum net residential floor area may be increased up to 28,167 square metres (303,190 square feet) where all residential units have been secured through a long-term housing agreement in accordance with the City's Secured Market Rental Housing Policy. **(BYLAW 8245, 2020)**

1067 .9 The maximum net floor space for used for non-residential uses for Sub-District B shall be a minimum of 395 square metres (4,252 square feet) and shall not exceed 465 square metres (5,005 square feet).

Principal Building Envelope

1067 .10 All *principal buildings* and *structures* shall be sized and sited according to the following:

Regulation	Sub-District A	Sub-District B
Minimum *Setback North* (Braid Street)	3 metres (9.84 feet)	3 metres (9.84 feet)
Minimum Setback West	3 metres (9.84 feet)	4.5 metres (14.76 feet)
Minimum Setback South	3 metres (9.84 feet)	3 metres (9.84 feet)
Minimum Setback East	1 metre (3.28 feet)	4.5 metres (14.76 feet)
Maximum *Building Height*	22 metres (72.18 feet)	65 metres (213.25 feet), except that the maximum building height may be increased up to 118 metres (390.42 feet) where all residential units have been secured through a long-term housing agreement in accordance with the City's Secured Market Rental Housing Policy.
Maximum Floorplate Size	N/A	780 square metres (8,396 square feet) above 34 metres geodetic

(BYLAW 8245, 2020)

Off-Street Parking and Loading Requirements

1067 .11 For Sub-District A, as identified on Supplementary Plan #1, 50 off-street automobile parking shall be provided in accordance with the Off-Street Parking Regulation section of this bylaw and: **(BYLAW 8211, 2020)**

a) Sections 140.26 and 140.50 of this bylaw do not apply;

b) the requirement for 50 parking spaces may be met by providing all of the following:

i) A minimum of 10 parking spaces on Sub-District A, which spaces shall include one accessible parking space, one car pool parking space, and six parking spaces with 10-minute parking only time restrictions during afternoon and evening pick-up times;

ii) A minimum of 40 parking spaces on Sub-District B as shown on Supplementary Plan #1 for section 1067, which spaces shall include at least 25 parking spaces reserved for the use of staff and at least 15 visitor parking spaces used for school pick-up and drop-off functions; and

iii) a prohibition on student parking on both Sub-District A and Sub-District B; and

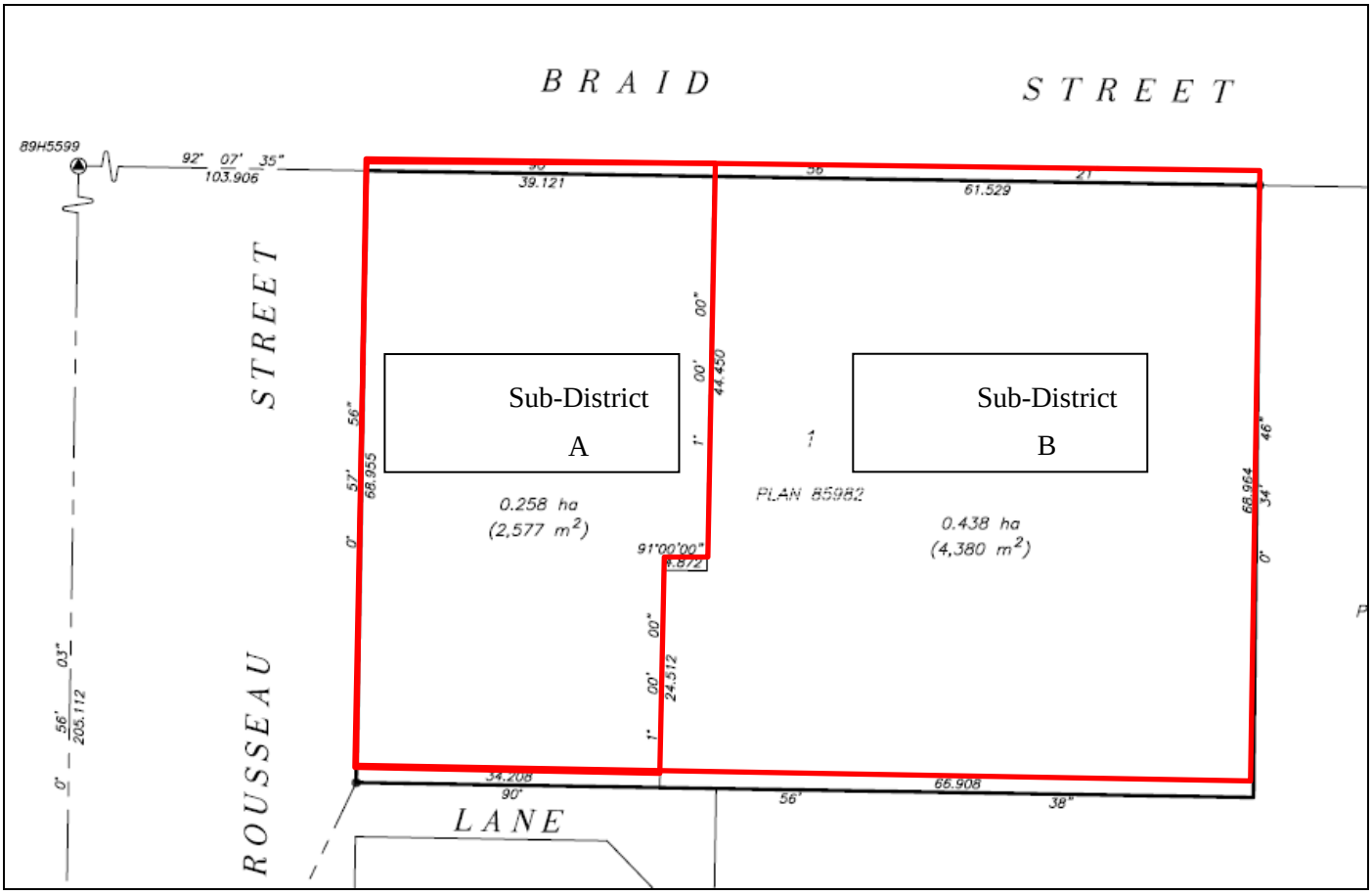
c) if active construction restricts the use of Sub-District B for parking spaces described in subsection (b)(ii), the operator may temporarily use alternative off-site off-street parking spaces in another location within walking distance.

1067 .12 Bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this bylaw.

1067 .13 Off-street loading shall be provided in accordance with the Off-Street Loading Regulation section of this bylaw, except that in Sub-District A, a minimum of 2 loading spaces shall be provided per building. **(BYLAW 8211, 2020)**

1067 .14 For Sub-District B, off-street parking shall be provided in accordance with the Off-Street Parking Regulation section of this bylaw, except that the minimum off-street parking requirements for residents and visitors of a secured market rental housing development with a long-term housing agreement in accordance with the City's Secured Market Rental Housing Policy may be reduced up to a maximum of 20% subject to the provision of a Transportation Study and implementation of a Transportation Demand Management Plan to the satisfaction of the Director of Engineering Services. **(BYLAW 8245, 2020)**

Supplementary Plan #1



1068. Comprehensive Development District (260 Twelfth Street) (CD – 68)

(BYLAW 7905, 2017)

1068.1 The intent of this district is to allow a school and a place of worship at 260 Twelfth Street.

Permitted Uses

1068.2 The following uses and no others shall be permitted in the (CD – 68) district:

1068.3 Child care

1068.4 Places of worship

1068.5 Colleges, universities, technical and vocational schools

1068.6 Educational and philanthropic institutions

1068.7 Deleted. **(BYLAW 8453, 2024)**

1068.8 Parks and playgrounds

1068.9 Private schools

1068.10 Public schools, public libraries, public museums, public art galleries

1068.11 Accessory buildings and uses provided that all accessory buildings,

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site line;

d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitableroom;

e) shall not occupy more than ten percent (10%) of the site area;

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

g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Yard Requirements

1068.12 Yards shall be provided of not less than:

Front Yard – Third Avenue		25 feet (7.62 metres)
Rear Yard – South		5 feet (1.52 metres)
Side Yard – Twelfth Street		5 feet (1.52 metres)
Side Yard – West		10 feet (3.04 metres)

Height

1068.13 The height of a building shall not exceed 65 feet (19.82 metres).

Site Coverage

1068.14 All principal buildings in total shall not cover more than sixty percent (60%) of the site area.

Floor Space Ratio

1068.15 The floor space ratio shall not exceed a factor of 1.65.

Off-Street Parking

1068.16 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

1068.17 A total of 45 off-street parking spaces shall be provided.

1069 Comprehensive Development Districts (1002 Auckland Street) (CD – 69)

(BYLAW 7907, 2017)

1069.1 The intent of this district is to allow apartment development with an opportunity for increased density upon amenity provision conditions being met.

Permitted Uses

1069.2 The following uses and no others shall be permitted in the (CD – 69) district:

1069.3 Single detached dwellings to (RS-1) District standards

1069.4 Townhouses of not more than three storeys

1069.5 Apartment buildings and multiple dwellings of not more than six storeys

1069.6 Child care in accordance with Section 170.13 of this Bylaw

1069.7 Home based businesses

1069.8 Public utilities

1069.9 Accessory buildings and uses provided that all accessory buildings:

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of a building;

b) shall not be located in the required front yard;

c) shall not be located closer than 5 feet (1.52 metres) from the rear or side site lines;

d) shall not be located closer than 10 feet (3.05 metres) from a window of a habitable room;

e) shall not occupy more than ten percent (10%) of the site area;

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

g) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

Yard Requirements

1069.10 Yards shall be provided of not less than:

	Required
Front – Tenth Street	15 feet (4.57 metres)
Side – Auckland Street	20 feet (6.10 metres)
Side – Quebec Street	15 feet (4.57 metres)
Rear	15 feet (4.57 metres)

Exceptions to Front, Rear and Side Yard Depths

1069.11 Despite the provisions of Sections 190.37 to 190.40 of this Bylaw, bays of windows or balconies shall be permitted to be located up to a maximum of 4 feet (1.22 metres) into the front, rear and side yards of buildings but not to exceed thirty-five percent (35%) of the width of the facade on which they occur.

Site Coverage

1069.12 All principal buildings in total shall not cover more than fifty seven percent (57%) of the site area.

Density

1069.13 The maximum permitted base density must not exceed either:

a) Housing units: 118 per net acre (291.5 per net hectare); or

b) A floor space ratio of 1.5 provided that the density may be increased to a maximum floor space ratio of 2.5 pursuant to the satisfaction of the amenity conditions set out in S. 190.49.

Height

1069.14 The maximum height of an apartment building shall not exceed six storeys at any point.

1069.15 The maximum elevation of the roof of any apartment building or multiple dwelling shall not exceed an elevation of 138.0 feet (42.06 metres) Geodetic Survey of Canada.

1069.16 The maximum height of a townhouse shall not exceed three storeys.

Off-Street Parking

1069.17 *Off-street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulation section of this Bylaw, except that a maximum of 25% of the parking spaces provided for residents may be provided without direct access from a drive aisle, in a tandem arrangement. **(BYLAW 8184, 2020)**

1069.18 Deleted **(BYLAW 8184, 2020)**

Usable Open Space

1069.19 Usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

1070. Comprehensive Development Districts (630 Ewen Avenue) (CD-70)

(BYLAW 8035, 2018)

1070.1 The intent of this district is to allow a five unit townhouse development at 630 Ewen Avenue in the Queensborough neighbourhood.

1070.2 *The following uses and no others shall be permitted in the (CD-70) district:*

1070.3 *Single detached dwellings to (RQ-1) District standards;*

1070.4 *Home based businesses;*

1070.5 *Public utilities;*

1070.6 *Townhouses provided that no portion of the first storey at street level shall be used for residential purposes except for entrances and stairs to the habitable area of the residential units;*

1070.7 *Accessory buildings and uses provided that all accessory buildings and uses are for the purposes of recreation, utility services, security and landscaping;*

1070.8 *Detached accessory buildings:*

a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of the building;

b) shall not be located in any required yard;

c) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

d) shall not be located within 25 feet (7.62 metres) of any residential building;

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

1070.9 *Attached accessory buildings,*

a) where a portion of the principal building is used solely for an accessory greenhouse, parking structure, cover over a swimming pool, or a sundeck, and for no other use, it shall be deemed to be an accessory building:

b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

c) shall not be located in the required front yard;

d) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

e) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line;

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

Height

1070.10 The height of a building shall not exceed three storeys nor 32 feet (9.75 metres).

Yard Requirements

1070.11 Yards shall be provided of not less than:

	Required
Front – Boyne Street	9.5 feet (2.90 metres)
Exterior Side – Ewen Avenue	11 feet (3.35 metres)
Interior Side	18 feet (5.50 metres)
Rear	5.5 feet (1.68 metres)

Site Coverage

1070.12 All principal buildings, in total, shall not cover more than forty two percent (42%) of the site area.

Exceptions to Front, Rear and Side Yard Depths

1070.13 Despite the provisions of Sections 190.37 to 190.40 of this Bylaw, bays of windows or balconies shall be permitted to be located up to a maximum of 4 feet (1.22 metres) into the front, rear and side yards of buildings but not to exceed thirty-five percent (35%) of the width of the facade on which they occur.

Density

1070.14 Despite section 120.80, for the purposes of this Schedule, floor space ratio shall mean the numerical factor determined by measuring the horizontal cross-sectional area of the principle building to the outside of the walls of the building at each storey and determining the total of all such areas, excluding any flood control area which consists of areas located at grade which are used solely for the purpose of the parking of automobiles and the provision of access to the residential unit.

1070.15 The maximum permitted base density must not exceed either:

a) Housing units: 5 units or

b) A floor space ratio of 0.85

Off Street Parking

1070.16 Off-Street parking shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw, except only two parking spaces are required on site. **(BYLAW 8225, 2020)**

1071 Comprehensive Development District (1102 Salter Street) (CD – 71)

(BYLAW 8034, 2018)

1071.1 The intent of this district is to allow two-family dwellings on compact lots in the Queensborough neighbourhood.

Permitted Uses

1071.2 The following uses and no others shall be permitted in the (CD – 71) district:

1071.3 Single detached dwellings to (RQ-1) District standards

1071.4 Duplexes

1071.5 The keeping of not more than two boarders or lodgers or more than four foster or eight child care children within a dwelling unit

1071.6 Home based businesses

1071.7 Public utilities

1071.8 Accessory buildings and uses provided that all accessory buildings and uses:

If detached accessory buildings,

a) shall not exceed one storey and

(i) in the case of a peaked roof no portion of the roof shall exceed 15 feet (4.57 metres), or

(ii) in the case of a roof having a pitch of 4:12 or less , no part of the roof shall exceed 12 feet (3.6 metres); in each case measured from the finished floor of the detached accessory building

b) shall not be located in the required front yard;

c) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;

d) shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;

e) shall not be closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;

f) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

g) shall be located not closer than 4.5 feet (1.37 metres) from any rear or side site line bounded by a street;

h) shall not cover more than ten percent (10%) of the site area;

i) shall not be dormered; and

j) shall be limited to one toilet fixture and one sink fixture and no other plumbing fixtures.

If attached accessory buildings,

a) that are accessory greenhouses, parking structures, swimming pool covers, decks, porches, or balconies shall be deemed to be accessory buildings;

b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;

c) shall not be located in the required front yard;

d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;

e) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

f) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

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

Height

1071.9 The height of the principal building shall not exceed 31.0 feet (9.45 metres).

Yard Requirements

1071.10 Yards shall be provided of not less than:

Property Line	Requirement
Front	13 feet (3.96 metres)
Rear	5 feet (1.52 metres)
Interior Side	8 feet (2.43 metres)
Exterior Side	16 feet (4.88 metres)

Site Coverage

1071.11 All principal buildings, in total, shall not cover more than fifty percent (50%) of the site area.

Floor Space

1071.12 Despite Section 120.80, for the purpose of this Schedule, floor space shall mean the horizontal cross-sectional area of the principal building to the outside of the outer walls of the building at each storey and determining the total of all such areas, excluding any flood control area which consists of areas located at grade that are used solely for the purpose of the parking of automobiles and the provision of access to the residential unit.

1071.13 The maximum floor space permitted for any duplex dwelling shall not exceed 3,480 square feet (323.3 square metres).

Site Area and Site Frontage

1071.14 The minimum lot size for any interior lot shall be not less than 3,600 square feet (342.01 square metres) with a frontage of not less than ten percent (10%) of its perimeter.

1071.15 The minimum lot size for any corner lot shall be not less than 3,800 square feet (353.03 square metres) with a frontage of not less than ten percent (10%) of its perimeter.

Off-Street Parking

1071.16 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

1072 Comprehensive Development District (618 Carnarvon Street) (CD-72)

(BYLAW 7949, 2017)

1072 .1 The intent of this zoning district is to allow a mixed use residential and commercial development of 33 storeys with 253 residential units and in accordance with the Active Use Restrictions contained in this Bylaw. **(BYLAW 8575, 2026)**

Permitted Principal and Accessory Uses

1072 .2 In the CD-72 District, the uses permitted in the Downtown Mixed Use Districts (High Density) (C-4) zone and no other uses, shall be permitted

Density

1072 .3 The overall floor space ratio shall not exceed 6.2.

1072 .4 The residential floor space ratio shall not exceed 6.05 FSR

1072 .5 The number of residential dwellings units shall not exceed 262.

Principal Building Envelope

1072 .6 All *principal buildings* and *structures* shall be sized and sited according to the following:

Regulation	Podium	Tower
Minimum North *Setback*	No setback required	5 metres (16.4 feet)
Minimum East Setback	No setback required	29 metres (95.14 feet)
Minimum South Setback	No setback required	12 metres (39.37 feet)
Minimum West Setback	No setback required	24 metres (78.74 feet) from Lot Line adjacent to McKenzie Street
Maximum *Building Height*	32.6 metres (350 feet)	
Maximum Floorplate Size	N/A	720 square metres (7,750 square feet)

Off-Street Parking and Loading Requirements

1072 .7 Off-street automobile parking shall be provided in accordance with the Off-Street Parking Regulation section of this bylaw.

1072 .8 Bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this bylaw.

1072 .9 Off-Street loading shall be provided in accordance with the Off-Street Loading Regulations section of this bylaw.

1073 Comprehensive Development District (43 Hastings Street) (CD-73)

(BYLAW 7923, 2017)

1073 .1 The intent of this zoning district is to allow a non-market affordable rental housing project consisting of six multi-unit residential dwellings.

Permitted Principal and Accessory Uses

1073 .2 In the CD-73 District, the uses permitted in the Multiple Dwelling Districts (Low Rise) (RM-2)and no other uses, shall be permitted.

Density

1073 .3 The Floor Space Ratio shall not exceed 0.92.

1073 .4 The number of residential dwellings units shall not exceed 6.

Principal Building Envelope

1073 .5 All *principal buildings* and *structures* shall be sized and sited according to the following:

Regulation	Building Setback
Minimum Front *Setback*	5.79 metres (18.99 feet)
Minimum Side Setback	1.5 metres (4.92 feet)
Minimum Rear Setback	4.0 metres (13.1 feet)
Maximum *Building Height*	11.0 metres (36.00 feet)

Off-Street Parking, Bicycle, and Loading Requirements

1073 .6 Off-street parking shall be provided in accordance with the Off-Street Parking Regulation section of this bylaw, except:

(a) A minimum of 4 spaces shall be provided;

(b) All compact spaces may be compact.

1073 .7 All Off-street parking, driveways, and maneuvering aisles shall be designed and constructed in accordance with the Off-Street Parking Regulation section of this bylaw.

1073 .8 Bicycle parking shall be provided in accordance with the Bicycle Parking Requirements section of this bylaw. A minimum of 4 bicycle parking spaces shall be provided for long-term use of residents and visitors.

1073 .9 All bicycle parking shall be designed and constructed in accordance with the Off-Street Bicycle Parking Regulations section of this bylaw.

1073 .10 Off-street loading shall be provided in accordance with the Off-Street Loading Regulation section of this bylaw. A minimum of 1 off-street loading space shall be provided with the understanding that the space will be used for accessibility for persons with disabilities.

1073 .11 All Off-street loading shall be designed and constructed in accordance with the Off-Street Loading Regulation section of this bylaw.

1074 Comprehensive Development District (232 Lawrence Street) (CD-74)

(BYLAW 7948, 2017)

1074 .1 The intent of this zoning district is to allow child care, civic uses as well as parks and playgrounds.

Permitted Principal Uses

1074 .2 The following principal uses are permitted in the CD-74 zoning district. For uses accompanied by a checkmark, please see the Use Specific Regulations in the General Regulations Section of this bylaw.

Permitted Principal Uses	Use Specific Regulations
Child care;	✓
Civic facilities;	
Parks and playgrounds;	

Permitted Accessory Uses

1074 .3 The following accessory uses are permitted in the CD -74 zoning district. For uses accompanied by a checkmark, please see the Use Specific Regulations in the General Regulations Section of this bylaw.

Permitted Accessory Uses	Use Specific Regulations
Accessory uses ancillary to any permitted principal uses;	✓

Principal Building Envelope

1074 .4 All principal buildings and structures shall be sized and sited according to the following:

	Regulation	Requirement
(a)	**Minimum Front Setback**	6.0 metres (20 feet)
(b)	**Minimum Rear Setback**	6.0 metres (20 feet)

(c)	**Minimum Side Setback**	North: 1.2 metres (4 feet)
		South: 0 metres (0 feet)
(d)	**Maximum Building Height**	The height of a peaked roof building shall not exceed 6.40 metres (21 feet), except where a flat roof is 5.49 metres (18 feet) or less, with less than a 4 in 12 pitch, nor exceed one storey.

Accessory Building Regulations

1074 .5 Accessory *buildings*:

a) shall not cover more than ten percent (10%) of the *lot* area;
b) shall not exceed one storey;
c) in the case of a *building* with a peaked roof, no portion of the *building* shall exceed 4.57 metres (15 feet), measured from the finished floor;
d) in the case of a *building* with a *flat roof*, no part of the *building* shall exceed 3.60 metres (12 feet) measured from the finished floor;
e) shall not be located within the required *front setback*;
f) shall not have *dormers*;
g) shall not be located closer than 1 metre (3.28 feet) from the principal building;
h) in the case of a swimming pool or an enclosure of a swimming pool, shall not be closer than 1.52 metres (5 feet) from a *lot line*;
i) shall not contain *cooking facilities*.

Off-Street Parking, Bicycle Parking, and Off-Street Loading Requirements

1074 .6 Off-street automobile parking, bicycle parking, and off-street loading are not required.

1075 Comprehensive Development District (823-841 Sixth Street) (CD-75)

(BYLAW 8260, 2021)

1075 .1 The intent of this District is to allow a six storey multiple unit residential rental development.

Permitted Principal and Accessory Uses

1075 .2 In the CD-75 District, the uses permitted in the Multiple Dwelling Districts (Low Rise) (RM-2) zone and no other uses, shall be permitted.

Rental Tenure

1075 .3 The tenure of dwelling units for a multiple dwelling use is limited to residential rental tenure.

Density

1075 .4 The floor space ratio shall not exceed 2.3.

Principal Building Setbacks

1075 .5 All *principal buildings* and *structures* shall be setback according to the following:

Location (Adjacent Street)	Setback
Front Setback	4.57 metres (15 feet)
Side Setback	2.74 metres (9 feet)
Rear Setback	15.24 metres (50 feet)

Comprehensive Development District (823-841 Sixth Street) (CD-75)

1075 .6 Despite the provisions of Sections 190.37 to 190.40 of this Bylaw:

a) unenclosed porches shall be permitted to extend into the side setbacks up to 1.7 metres (5.6 feet), the front setback 3.2 metres (10.5 feet), and the rear setback 2.6 metres (8.5 feet);

b) the portion of the building used for a parkade shall be permitted to extend into the side setbacks up to 1.8metres (6 feet), the front setback 1.5 metres (5 feet), and the rear setback 13.7 metres (45 feet) provided it is not more than 1.22 metres (4 feet) above finished grade.

Principal Building Envelope

1075 .7 The maximum site coverage for all principle buildings shall not exceed more than 40% of the site area, excluding the portion of the building used for a parkade provided it is not more than 1.22 metres (4 feet) above finished grade;

1075 .8 The maximum building height shall not exceed six storeys nor 20 metres (65.61 feet).

Off-Street Parking and Loading Requirements

1075 .9 Off-Street parking spaces shall be provided and maintained in accordance with Section 140 of this Bylaw, except that:

a) A minimum of 48 residential parking spaces shall be provided if a car share vehicle and car share off-street parking space is provided;

b) A minimum of 53 residential parking spaces shall be provided if no car share vehicle and no car share off-street parking space is provided;

c) A minimum of 9 visitors parking spaces shall be provided;

d) One parking space may be located within 1.52 metres (5 feet) of the rear site line;

1075 .10 Bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this bylaw, except that:

a) A minimum 135 *long-term bicycle parking* spaces shall be provided.

b) A minimum of 10 *short-term bicycle parking* spaces shall be provided.

c) A minimum of 40% of the *long-term bicycle parking* spaces shall be provided in *bicycle lockers*.

1075 .11 Off-Street loading shall be provided in accordance with the Section 160 of this Bylaw, except that:

a) The off-street loading space located adjacent the lane shall not be screened.

1076 Comprehensive Development Districts (813 Carnarvon Street) (CD-76) (DB)

(BYLAW 7974, 2018)

1076.1 The intent of this district is to allow mixed use development, in accordance with the Active Use Restrictions contained in this Bylaw, at a high density, with an opportunity to increase density upon the provision of amenities or affordable housing.

(BYLAW 8575, 2026)

Permitted Principal and Accessory Uses

1076.2 All principal and accessory uses permitted in the Downtown Mixed Use Districts (High Density) (C-4) zoning schedule shall be permitted in the Comprehensive Development Districts (813 Carnarvon Street) (CD-76) zone.

Conditions of Use

1076.3 Restaurants shall not include drive-in and drive-through restaurants;

(BYLAW 8575, 2026)

1076.4 Deleted; **(BYLAW 8575, 2026)**

1076.5 Residential uses are only permitted at grade level in areas not designated ‘Commercial at Street Level’ in the Downtown Community Plan

Base Density

1076.6 The Floor Space Ratio shall not exceed 3.0.

Bonus Density

1076.7 The maximum Floor Space Ratio is increased by 2.2 if the owner makes payments into capital reserve funds in accordance with Section 190.49 of this Bylaw in respect of the additional Floor Space Ratio of 2.2 or any portion thereof.

1076.8 The maximum Floor Space Ratio is increased by 3.33 if:

(a) the owner constructs and transfers to the City, or a non-profit society(ies) designated by the City, a building which:

a. has a floor space ratio of 1.61;
b. contains at least 66 non-market rental dwelling units;
c. all dwelling units are the subject of a housing agreement with the City that restricts the occupancy of the units to residential tenancies under the *Residential Tenancy Act; and*
d. *is to the satisfaction of the Director of Development Services.*

(b) the consideration for the transfer of the units mentioned in subsection a) is an amount equivalent to the fair value of the units as agreed to by the owner, the City and transferee(s), less at least $2 million.

1076.9 Prior to issuance of a building permit for bonus density as permitted under section 1076.8, and above that permitted in sections 1076.6 and 1076.7, the owner shall have:

(a) obtained a building permit authorizing the construction of the 66 non-market rental dwelling units described in Section 1076.8(a), and the building in which the dwelling units are to be located is under construction;
(b) entered into a housing agreement with the City in respect of the non-market rental dwelling units, that restricts the occupancy of the units to residential tenancies under the *Residential Tenancy Act*;
(c) entered into a purchase and sale agreement with the City, or a third party designated by the City, in respect of the building in which the non-market dwelling units are being constructed, and the consideration for the sale of the building containing the dwelling units as is required by Section 1076.8(b); and
(d) provided to the City a security, in a form to the satisfaction of the Director of Development Services, in the amount of $2 million, to secure the owner's obligation to construct and transfer the non-market dwelling units in accordance with this Bylaw and to the satisfaction of the Director of Development Services. This security shall be forfeited to the City to be used for the provision of affordable housing, unless, within 24 months of the issuance of the building permit authorizing the construction of the non-market units:
    (i) the building in which the non-market dwelling units have been constructed has been transferred pursuant to the purchase and sale agreement; and
    (ii) the City has issued authorized occupancy of all of the non-market dwelling units.

1076.10 The maximum number of dwelling units is 204, excluding non-market dwelling units described in Section 1076.8.

1076.11 The maximum total number of dwelling units is 270.

Building Height

1076.12 The maximum building height is 240 feet (73.15 metres).

1076.13 The maximum building height is 302 feet (92.1 meters) if the owner has complied with the bonus density provisions in Section 1076.7 and 1076.8.

Principal Building Envelope

1076.14 There are no minimum yard setbacks or maximum site coverage in the CD-76 zone.

Usable Open Space

1076.15 For multiple dwellings, usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area and not less than twenty five percent (25%) of the site area.

Fencing and Vision Clearance Requirements

1076.16 Fencing and vision clearance shall comply with the General Regulation section of this bylaw.

Off-Street Parking and Loading Requirements

1076.17 Off-street automobile parking shall be provided in accordance with the Off-Street Parking Regulation section of this bylaw, except that the requirement for the non-market rental dwelling units described in Section 1076.8 shall be one space for every five dwelling units or portion thereof.

1076.18 Bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this bylaw.

1076.19 Off-Street loading spaces shall be provided in accordance with the Off-Street Loading Regulations section of this bylaw, except that no loading spaces are required in respect of the non-market rental dwelling units described in Section 1076.8

Non-Market Rental Housing Unit Size Requirements

1076.20 Despite the provisions requiring minimum unit sizes in the General Regulations Section of this Zoning Bylaw, Secured Non-Market Rental dwelling units may have a reduced minimum floor area of 425 square feet (39.48 square metres). All other provisions regarding dwelling units in the General Regulations Section of this Zoning Bylaw shall apply.

1077 Comprehensive Development District (819 Milton Street) (CD-77)

(BYLAW 8266, 2021)

1077 .1 The intent of this zoning district is to allow a duplex dwelling with secondary suites in the Brow of the Hill neighbourhood.

Permitted Uses

1077 .2 The following principal and accessory uses are permitted in the CD-77 zoning district. For uses accompanied by a checkmark, there are either Use Specific Regulations in the Conditions of Use within this zoning district or within the General Regulations or Special Conditions Sections of this Bylaw following uses and no others shall be permitted in the (CD-77) district:

Permitted Principal Uses	Use Specific Regulations
Duplex;	
***Residential community living*;**	
***Single detached dwelling*;**	
***Women's transition house*;**	✓

(BYLAW 8436, 2024)

Permitted Accessory Uses	Use Specific Regulations
***Uses* accessory to any permitted *principal uses*;**	
***Child care*;**	✓
***Home-based business*;**	✓
***Secondary suites residential use*;**	✓

(BYLAW 8436, 2024)

Definitions

1077 .3 Despite definitions elsewhere in the Bylaw, the following shall be defined as noted below for the purposes of this Zoning District

1077 .4 **Floor area** means the numerical value determined by measuring the horizontal cross-sectional areas of all principal buildings on a site to the outside of the outer walls at each storey and calculating the total of all such areas: **(BYLAW 8436, 2024)**

(a) including all areas used for attached, enclosed parking structures (garages),
(b) excluding up to 4.0 square meters (43 square feet) used for enclosed bicycle parking,
(c) excluding any area having a floor to ceiling height of 1.22 metres (4 feet) or less.

1077 .5 **Floor space ratio** means the numerical value determined by dividing the floor area on a site by the site area.

1077 .6 **Secondary Suite** means an accessory residential use contained within a principal dwelling unit.

Density - Units

1077 .7 One duplex building containing two dwelling units.

1077 .8 One secondary suite per principal dwelling unit, provided it complies with the requirements for *secondary suites residential uses* in the General Regulations section of this bylaw.

Density – Principal Building Area

1077 .9 The floor space ratio for the principal building shall not exceed 0.60

1077 .10 The maximum floor space ratio on a parcel may be increased by:

a) 0.01 if the building meets Step 3 of the Energy Step Code; or

b) 0.03 if the building meets Step 4 of the Energy Step Code; or

c) 0.05 if the building meets Step 5 of the Energy Step Code, or is a Passive House.

Site Area and Frontage

1077 .11 A site shall be not less than 557.40 square metres (6,000 square feet) in area and shall have a frontage of not less than ten percent (10%) of its perimeter.

Principal Building Envelope

1077 .12 All principal buildings and structures shall be sized and sited according to the following:

Regulation	Requirement
Minimum *Front Setback*	Twenty percent (20%) of the depth of the *lot* but need not exceed 5.79 meters (19 feet)
Minimum *Rear Setback*	Twenty percent (20%) of the depth of the *lot* but need not exceed 7.62 metres (25 feet)
Minimum *Side Setback*	*Side setbacks* shall be provided on each side of not less than 1.52 metres (5 feet)
Maximum *Building Height*	7.62 metres (25 feet)
Maximum *Peak Height*	10.67 metres (35 feet)
Maximum *Lot Coverage*	Thirty five percent (35%)

Projections

1077 .13 Projections are permitted in accordance with the relevant provisions of the 'Projections into Yards' portion of the General Regulations section of this Bylaw

Attached Accessory Structures

1077 .14 Attached decks, porches, balconies, greenhouses, parking structures or swimming pools shall be deemed to be accessory structures, and are permitted provided they comply with the following:

a) The combined area of all attached accessory structures shall not exceed ten percent (10%) of the site area.

b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory structure;

c) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory structure;

d) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

e) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;

Detached Accessory Structures

1077 .15 Detached greenhouses, parking structures, sheds, gazebos or swimming pools shall be deemed to be accessory structures, and are permitted provided they comply with the following:

a) The combined area of all detached accessory structures shall not exceed ten percent (10%) of the site area.

b) *detached accessory structures* shall not exceed one storey and:
   (i) in the case of a roof pitch of 4:12 or greater, no portion of the roof shall exceed 4.57 metres (15 feet), or
   (ii) in the case of a roof pitch less than 4:12, no part of the roof shall exceed 3.6 metres (12 feet);

   as measured from the finished floor of the detached accessory building;

c) shall not be located in the required front yard;

d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;

e) shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;

f) shall not be closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;

g) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;

h) shall be limited to one plumbing fixture;

i) enclosed garages are not permitted. Parking structures may consist of carports, provided they do not contain garage doors, and that no more than 60% of the perimeter walls are enclosed.

Off-Street Parking and Loading

1077 .16 Off-Street parking shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw, except that:

a) A minimum of 1 parking space shall be provided for each principal dwelling unit, and

b) A minimum of 1 parking space shall be provided for each secondary suite

1077 .17 Bicycle Parking is not required to be provided.

1078 Comprehensive Development District (228 and 232 Sixth Street) (CD-78)

(BYLAW 7996, 2018)

1078 .1 The intent of this District is to allow a six-storey residential development comprising of apartment and townhouse dwelling units.

Permitted Principal and Accessory Uses

1078 .2 The following principal and accessory uses are permitted in the CD-78 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 sections of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
Multiple dwellings;	

Permitted Accessory Uses	Use Specific Regulations
Home base businesses;	✓

Density

1078 .3 The total floor space ratio shall not exceed 3.78.

1078 .4 The maximum number of residential units shall not exceed 53.

Principal Building Envelope

1078 .5 The siting of principal buildings and structures shall be in accordance with the Building Siting Plan attached to and forming part of the regulations for the CD-78 Zoning District.

1078 .6 The maximum site coverage for the principal building shall not exceed 65%.

1078 .7 Maximum principal building height shall not exceed 6 storeys plus one storey to be used for elevator overrun and stairwell access not exceeding an area of 5% of the site area.

1078 .8 The building line requirements in Section 180 shall not apply.

Family Friendly Housing Units

1078 .9 Despite the provisions outlined in Section 190.21.2, a minimum of 30 dwelling units shall consist of two and three bedrooms, of which, a minimum of 9 dwelling units shall consist of three or more bedrooms.

Off-Street Parking and Loading Requirements

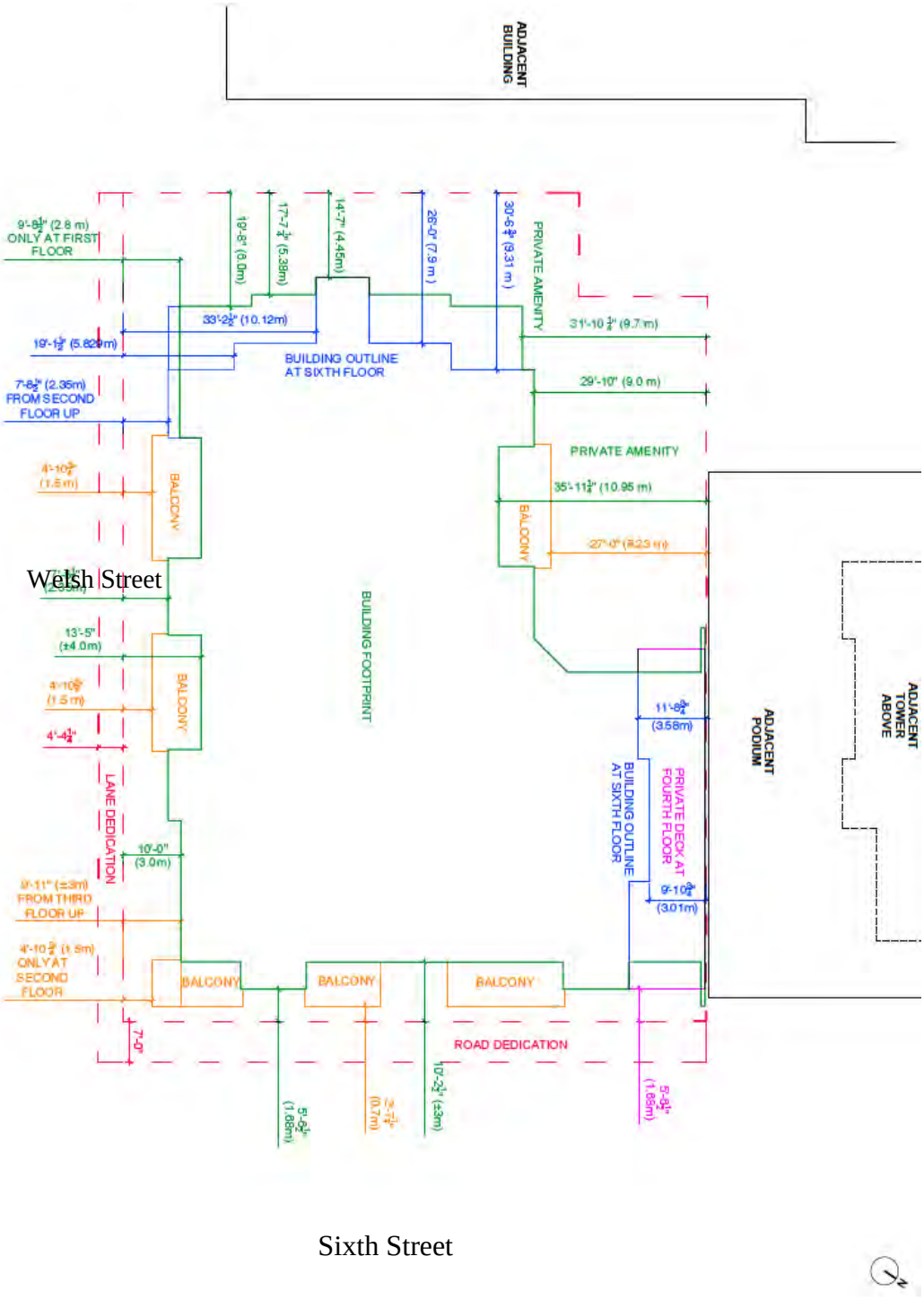
1078 .10 Off-street automobile parking shall be provided in accordance with the Off-Street Parking Regulations section of this bylaw.

1078 .11 Off-street parking may be reduced by one space for every $25,000 the owner pays into the City's "Parking Cash In Lieu Reserve Fund" as established by Bylaw No. 7507, 2012, to a maximum reduction of 8 off-street parking spaces.

1078 .12 Bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this bylaw.

1078 .13 Off-Street loading shall be provided in accordance with the Off-Street Loading Regulations section of this bylaw.

Building Siting Plan



1079 Comprehensive Development District (406, 408, 410, and 412 East Columbia Street) (CD-79)

(BYLAW 7994, 2018)

1079 .1 The intent of this District is to allow a six-storey development having retail active commercial uses on the ground floor, in accordance with the Active Use Restrictions contained in this Bylaw, office uses on the second floor, and secured market rental residential units above. **(BYLAW 8575, 2026)**

Permitted Principal and Accessory Uses

1079 .2 The following uses shall only be permitted on the floors specified in the CD-79 zoning district. **(BYLAW 8575, 2026)**

Floor	Uses Permitted
Ground Floor	All uses permitted in the C-2A District except residential uses.
Second Floor	Only business and professional offices, healthcare cluster uses and commercial schools, except self-improvement schools are permitted.
Above Second Floor	Only home base businesses as an accessory use and secured market rental residential units.

Conditions of Use

1079 2 1 All ground floor uses much comply with Active Use Restrictions in Section 100 of this Bylaw. **(BYLAW 8575, 2026)**

1079 .3 Deleted. **(BYLAW 8575, 2026)**

1079 .4 All ground floor commercial uses shall adhere to the Official Community Plan East Columbia Street Commercial Corridor Development Permit Area Guidelines, as amended from time to time, in regards to creating "eyes on the street" through the use of transparent windows with no tint, reflective, or opaque glass.

Density

1079 .5 The total floor space ratio shall not exceed 4.52.

1079 .6 72 secured market residential rental dwelling units shall be provided.

1079 .7 The maximum gross floor area for residential uses shall not exceed 5,542 square metres (59,650 square feet).

Principal Building Envelope

1079 .8 The siting of principal buildings and structures shall be in accordance with the Building Siting Plan attached to and forming part of the regulations for the CD-79 Zoning District.

1079 .9 The maximum site coverage of principal buildings shall not exceed 84%.

1079 .10 Maximum principal building height shall not exceed 6 storeys plus one storey to be used for elevator overrun and stairwell access not exceeding an area of 100 square metres (1,076 square feet).

1079 .11 Maximum principal building height shall not exceed 26 metres (85.3 feet).

1079 .12 The building line requirements in Section 180 shall not apply.

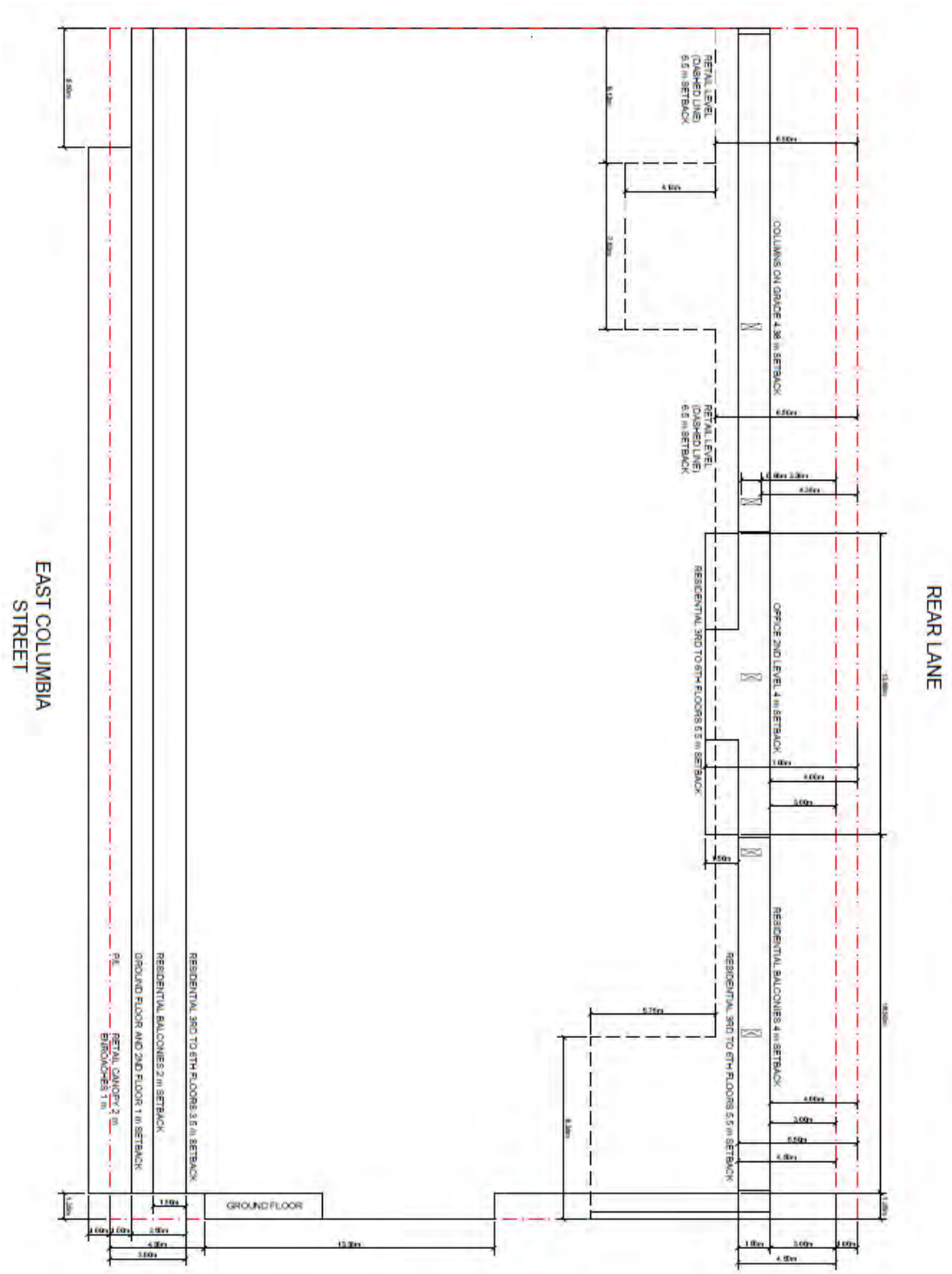
Off-Street Parking and Loading Requirements

1079 .13 *Off-street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulation section of this Bylaw, except that up to 41% of the total number of required parking spaces may be small car spaces. **BYLAW 8184, 2020**

1079 .14 Bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this bylaw.

1079 .15 Off-Street loading shall be provided in accordance with the Off-Street Loading Regulations section of this bylaw.

Building Siting Plan



1080 Comprehensive Development District (616 and 640 Sixth Street) (CD-80)

(BYLAW 7997, 2019; 8348, 2022)

1080 .1 The intent of this District is to allow a twenty-nine 29-storey mixed use commercial / multi-family residential development, in accordance with the Active Use Restrictions contained in this Bylaw, and to restrict residential uses to rental tenure. **(BYLAW 8575, 2026)**

Permitted Principal and Accessory Uses

1080 .2 In the CD-80 District, the uses permitted in the Community Commercial Districts (High Rise) (C-3) zone and no other uses, shall be permitted.

Rental Tenure

1080 .3 The tenure of the dwelling units for a multiple dwelling use is limited to residential rental tenure.

Definitions

1080 .4 Despite definitions elsewhere in the Bylaw, the following shall be defined as noted below for the purposes of this Zoning District:

1080 .5 **Below-market commercial space** means space:

a) Designated for commercial use;
b) With rents or lease rates equal to, or lower than, average rent or lease rates in private-market office space;
c) Leased and operated by a non-profit organization; and
d) Secured through an agreement registered to title and to the satisfaction of the Director of Climate Action, Planning and Development.

1080 .6 **Below market rental units** means *dwelling units* with rents equal to, or lower than, average rates for similar units in private-market rental housing, as secured through a housing agreement registered on title on the City's standard terms for such agreements, subject to such minor modifications as the City's Director of Climate Action, Planning and Development considers necessary to ensure rental rates will be below market rates.

Comprehensive Development District (616 and 640 Sixth Street) (CD-80)

Conditions of Use

1080 .7 No residential use is permitted on the ground floor of any building in the CD-80 zone.

1080 .8 No commercial uses are permitted above the ground floor of any building in the CD-80 zone, except home-based businesses.

1080 .9 On the ground floor, uses within that portion of the building located near the corner of Seventh Avenue and Sixth Street shall contain only active commercial uses to help animate the plaza space, such as a restaurant, or grocery store with an outdoor seating area. **BYLAW 8575, 2026**

Density

1080 .10 The minimum commercial floor space shall be 975.5 square metres (10,500 square feet).

1080 .11 The total floor space ratio shall not exceed a factor of 6.46.

1080 .12 The maximum number of residential dwelling units shall not exceed 237 units.

1080 .13 Notwithstanding S. 1080.11 and S. 1080.12, the total floor space ratio may be increased to 7.41, provided the following conditions are met:

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

Principal Building Envelope

1080 .14 The siting of principal buildings and structures, and the location of uses within buildings and structures, shall generally be in accordance with the Building Siting Plan attached to and forming part of this bylaw and for the CD-80 Zoning District.

1080 .15 The maximum site coverage for principal buildings shall not exceed 55%.

1080 .16 The site coverage of principal buildings measured at any point above the third storey, must not exceed 1,393.5 square metres (15,000 square feet).

1080 .17 The site coverage of principal buildings measured at any point above the fourth storey, must not exceed 799.0 square metres (8,600 square feet).

1080 .18 The site coverage of principal buildings measured at any point above the fifth storey, must not exceed 752.5 square metres (8,100 square feet).

1080 .19 Maximum principal building height shall not exceed 29 storeys, nor 91 metres (298.5 feet).

1080 .20 The building line requirements in Section 180 shall not apply.

Off-Street Parking and Loading Requirements

1080 .21 A minimum of 271 off-street automobile parking shall be provided for all uses on site in accordance with the Off-Street Parking Regulations section of this bylaw.

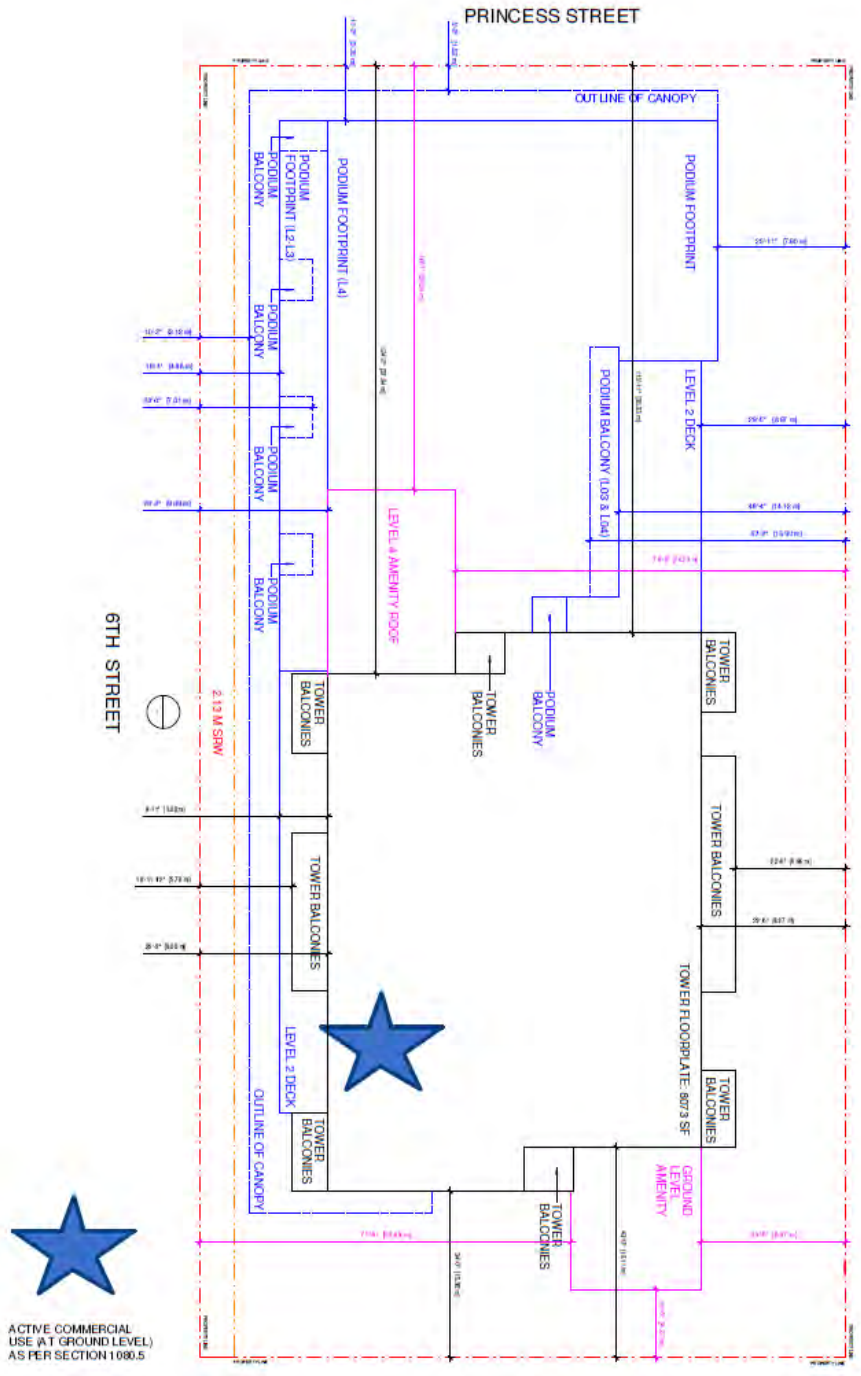
1080 .22 A minimum of 5 off-street parking spaces and vehicles shall be provided for car share purposes.

1080 .23 Bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this bylaw except that:

a) A minimum of 526 *long-term bicycle parking spaces* shall be provided; and,
b) A minimum of 18 *short-term bicycle parking spaces* shall be provided.

1080 .24 Off-Street loading shall be provided in accordance with the Off-Street Loading Regulations section of this bylaw.

Building Siting Plan



1081. Comprehensive Development District (229 Eleventh Street) (CD-81)

(BYLAW 7915, 2017)

1081.1 The intent of this district is to allow a duplex dwelling and a Detached Dwelling Unit at 229 Eleventh Street

Permitted Uses

1081.2 The following uses and no others shall be permitted in the (CD-81) district:

1081.3 *Duplex*

1081.4 *Detached Dwelling Unit*

1081.5 *The keeping of not more than four foster children in a duplex dwelling unit or more than eight child care children on a site.*

1081.6 *Home based businesses*

1081.7 *Public utilities*

1081.8 *Women's transition houses*

1081.9 *Accessory buildings and uses provided that all accessory buildings and uses:*

1081.10 *If detached accessory buildings,*

a) shall not exceed one storey and

i) in the case of a peaked roof, no portion of the roof shall exceed 4.57 metres (15 feet), or

ii) in the case of a roof having a pitch of 4:12 or less, no part of the roof shall exceed 3.6 metres (12 feet);

in each case measured from the finished floor of the detached accessory building.

b) shall not be located in the required front yard;

c) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;

d) shall be located not closer than 1.52 metres (5 feet) from any rear or side site line bounded by a street;

e) shall not cover more than four percent (4%) of the site area;

f) shall not be dormered; and

g) shall be limited to one toilet fixture and one sink fixture and no other plumbing fixtures.

1081.11 *If attached accessory buildings,*

a) that are accessory greenhouses, decks, porches, or balconies shall be deemed to be accessory buildings;

b) shall not exceed one storey nor a height of 4.57 metres (15 feet) measured from the finished floor of such accessory building;

c) shall not be located in the required front yard;

d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;

e) shall be located not closer than 1.52 metres (5 feet) from any rear or side site line bounded by a street;

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

Height

1081.12 The height of the duplex building shall not exceed 7.62 metres (25 feet).

1081.13 The height of the detached dwelling unit shall not exceed 7 metres (22.97 feet) as measured from averaged, existing grade at the four corners of the building to the highest point of the building.

Front Yard

1081.14 A front yard shall be provided of not less than 7.62 metres (25 feet).

Rear Yard

1081.15 A rear yard shall be provided of not less than 1.83 metres (6 feet).

Side Yard

1081.16 A side yard shall be provided on each side of the building of not less than ten percent (10%) of the width of the site.

Site Coverage

1081.17 The duplex and detached dwelling unit, in total, shall not cover more than thirty-five percent (35%) of the site area.

Floor Space Ratio

1081.18 Despite the definition of Floor Space Ratio elsewhere in this Bylaw, for the purpose of this Schedule, floor space ratio means the numerical factor determined by measuring the horizontal cross-sectional area of the principal building to the outside of the outer walls of the building at each storey and determining the total of all such areas, excluding any area having a floor to ceiling height of 1.22 metres (4 feet) or less.

1081.19 The floor space ratio for the duplex building shall not exceed a factor of 0.51.

1081.20 The floor space ratio for the detached dwelling unit shall not exceed a factor of 0.16.

Projections

1081.21 Projections from the building are allowed in accordance with the relevant provisions of Sections 190.37 to 190.40 of this Bylaw.

Site Area and Site Frontage

1081.22 A site shall be not less than 603 square metres (6,491 square feet) in area and shall have a frontage of not less than 12.50 metres (41 feet).

Off-Street Parking

1081.23 Three *off-street parking* spaces shall be provided in accordance with the provisions of the Off-Street Parking Regulation section of this Bylaw except that:

a) one parking space shall be provided in a garage attached to the detached dwelling unit, and

b) two parking spaces shall be provided on parking pads.

(BYLAW 8184, 2020)

Retaining Walls

1081.24 Notwithstanding the retaining wall exemptions permitted elsewhere in this Bylaw, the following additional exemptions are permitted:

a) Within 1.22 metres (4 feet) of a side lot line a retaining wall can be no higher than 2.44 metres (8 feet)

b) Elsewhere on the property a retaining wall shall be no higher than 1.82 metres (6 feet)

c) The distance between adjacent retaining walls which are approximately parallel shall be not less than 0.61 metres (2 feet).

Rental Tenure

1071.25 The tenure of housing units on LOT 16 BLOCK 21 DISTRICT LOT 757 GROUP 1 PLAN 2620 (232 Lawrence Street) is limited to residential rental tenure.

(BYLAW 8078, 2019)

1082 Comprehensive Development District (1084 Tanaka Court) (CD-82)

(BYLAW 8011, 2018)

1082 .1 The intent of this zoning district is to allow a banquet hall, together with a range of commercial and educational uses.

Permitted Principal and Accessory Uses

1082 .2 The following principal uses are permitted in the CD-82 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
Business and professional offices;	
Restaurants;	✓
Child care;	
Commercial schools;	
Retail stores;	
Personal Service Establishment;	
Public assembly and entertainment uses;	✓

Permitted Accessory Uses	Use Specific Regulations
Accessory uses ancillary to any permitted principal uses;	

(BYLAW 8575, 2026)

Comprehensive Development District (1084 Tanaka Court)(CD-82)

Conditions of Use

1082 .3 Deleted. **(BYLAW 8575, 2026)**

1082 .4 Restaurants shall not include drive-in and drive-through restaurants. **(BYLAW 8575, 2026)**

Density

1082 .5 The floor space ratio for all areas of the building, excluding those for stairwells and elevator cores, shall not exceed 0.80.

1082 .6 The floor space ratio for areas of the building which includes stairwells and elevator cores only, shall not exceed an area of 0.10.

1082 .7 The area located above the height datum or the natural grade of the site and used for automobile parking, vehicular access, maneuvering aisles, and elevator or stairs providing access exclusively thereto shall not exceed an area of 1,569 square metres (16,891 square feet).

Building Envelope

1082 .8 All buildings and structures shall be sized and sited according to the following:

Regulation	Requirement
Minimum Front Setback (Tanaka Court)	**0.5 metres (1.64 feet) at ground level.**
Minimum Rear Setback (Railway / Boyd Street)	**3.1 meters (10.17 feet) at exit stairwell (ground level);** **5.2 meters (17.06 feet) at second level; and** **0.4 meters (1.31 feet) at parking structure.**
Minimum Side Setback (West)	**0.3 meters (0.98 feet) at parking structure;** **6.7 meters (21.98 feet) at second level.**

Minimum Side Setback (East)	**0.9 meters (2.95 feet) at exit stairwell (ground level); and** **5.1 meters (16.73 feet) at second level.**
Maximum Site Coverage	**Eighty percent (80%)**
Maximum Building Height	**The height of a building shall not exceed 18.3 meters (60 feet)**
Maximum Parkade Height	**The height of a parking structure shall not exceed 11 meters (36 feet)**

Off-Street Parking and Loading Requirements

1082 .9 Off-street automobile parking shall be provided in accordance with the Off-Street Parking Regulation section of this bylaw except the following:

(a) A total of 211 off-street automobile parking spaces shall be provided, of which 63 may be compact spaces and at least 6 must be disabled spaces.

1082 .10 Bicycle parking shall be provided in accordance with the Off-Street Parking Regulation section of this bylaw except the following:

(a) 5 long-term and 12 short-term bicycle parking, shall be provided.

1082 .11 Off-Street loading shall be provided in accordance with the Off-Street Loading Regulations section of this bylaw.

1083 Comprehensive Development District (838 Ewen Avenue) (CD-83)

(BYLAW 8022, 2018)

1083.1 The intent of this District is to permit the development of a 44 unit residential building

Permitted Principal and Accessory Uses

1083.2 The following uses and no others shall be permitted in the (CD-83) district:

A. Supportive housing in an apartment building

B. Parks and other civic uses

C. Accessory buildings and uses provided that all accessory buildings:

(i) shall not exceed a height of 2.43 meters (8 feet);
(ii) shall not be located in the required front or rear yard;
(iii) may be located 0 feet (0 meters) from the west lot line.

Density

1083.3 The maximum number of dwelling units permitted on this site is 44.

Comprehensive Development District (838 Ewen Avenue)(CD-83)

Building Envelope

1083.4 The principal building shall be sized and sited according to the following:

Regulation	Requirement
Minimum Front Setback	3 meters (9.85 feet)
Minimum Rear Setback	8.5 meters (27.88 feet)
Minimum Side Setback (West)	9.88 meters (32.4 feet)
Minimum Side Setback (East)	1.5 meters (4.9 feet)
Maximum Site Coverage	50 percent (50%)
Maximum Building Height	11.27 meters (37 feet)

Off-Street Parking and Loading Requirements

1083.5 Off-Street Parking

Off-Street parking shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw, except only two parking spaces are required on site. **(BYLAW 8225, 2020)**

1083.6 Off-Street Loading

Despite Section 160 of this Bylaw, no off-street loading spaces shall be required.

1084 Comprehensive Development District (733 Thirteenth Street) (CD-84)

(BYLAW 8265, 2021)

1084 .1 The intent of this district is to allow a child care with not more than 37 child care spaces at 733 Thirteenth Street

Comprehensive Development District (733 Thirteenth Street) (CD-84) Regulations

1084 .2 Development of the lot zoned CD-84 shall comply with the regulations and requirements of the Duplex Districts (RT-1) except that:

(BYLAW 8575, 2026)

(a) Child care shall be permitted as a principal use provided it does not provide more than 12 child care spaces for children 36 months of age or less and not more than 25 spaces for children more than 30 months of age to school age; and,

(b) Front setback shall be not less than 4.27 metres (14feet);

1084 .3 Off-street parking for the lot zoned CD-84 shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of Zoning Bylaw No. 6680, 2001,except that:

(c) No less than 2 off-street parking spaces shall be provided.

1084 .4 Off-Street bicycle parking spaces shall be provided in accordance with the provisions of the Off-Street bicycle parking spaces regulations section of Zoning Bylaw No. 6680, 2001, except that:

(d) No less than 4 long-term bicycle parking spaces shall be provided; and,

(e) No less than 6 short-term bicycle parking spaces shall be provided.

1085. Comprehensive Development District (1005 Ewen Avenue) (CD-85)

(BYLAW 8452, 2024)

1085 .1 The intent of this district is to allow townhouse and duplex dwellings and, to a limited extent, commercial uses.

Permitted Uses

1085 .2 The following principal and accessory uses are permitted in the CD-85 zoning district. For uses accompanied by a checkmark, there are Conditions of Use within this zoning district or within the General Regulations or Special Conditions Sections of this bylaw.

Permitted Principal Uses	Use Specific Regulations
Townhouses	✓
Duplexes	✓
All uses permitted in the C-1 District	✓

Permitted Accessory Uses	Use Specific Regulations
***Uses* accessory to any permitted *principal uses* provided uses are for the purposes of recreation, utility services, security and landscaping**	
Home based businesses	✓

Conditions of Use

1085 .3 Commercial uses are only permitted within “BLDG #1”, as identified by the approved development permit plans.

1085 .4 *Business and professional offices* shall not be permitted on the ground floor of “BLDG #1”, with the exception of financial institutions, insurance brokerages, and real estate offices.

1085 .5 No *townhouse*, *duplex*, or other *residential use* shall be permitted within “BLDG #1”, as identified by the approved development permit plans.

1085 .6 Residential uses are only permitted provided that no portion of any storey partially or wholly constructed below the Flood Construction Level shall be used for residential purposes except for entrances and stairs to the habitable area of the residential units. For clarity, the parking and storage

of motor vehicles, entry closets, mechanical closets, and/or storage of bicycles shall not be considered a residential use.

1085 .7 All ground floor commercial uses shall adhere to the Official Community Plan Queensborough Main Street Development Permit Area Guidelines, as amended from time to time, in regards to creating “eyes on the street” through the use of transparent windows with no tint, reflective, or opaque glass.

Density

1085 .8 Despite Section 120.82, for the purpose of this Schedule, floor space ratio shall mean the numerical factor determined by measuring the horizontal cross-sectional area of the principal building to the outside of the outer walls of the building at each storey and determining the total of all such areas, excluding any flood control area which consists of areas located at grade that are used solely for the purpose of the parking of automobiles and the provision of access to the residential unit.

1085 .9 The floor space ratio for residential purposes shall not exceed a factor of 0.65.

1085 .10 The floor space ratio for commercial purposes shall not exceed a factor of 0.07.

Height

1085 .11 The height of a building used or intended to be used for commercial purposes shall not exceed a geodetic elevation of 9.9 metres (32.5 feet).

1085 .12 The height of a building used or intended to be used for residential purposes shall not exceed a geodetic elevation of 13.1 metres (43.0 feet).

Front Yard

1085 .13 A front yard (Ewen Avenue) shall be provided of not less than 0.5 metres (1.6 feet).

Rear Yard

1085 .14 A rear yard shall be provided of not less than 3.0 metres (9.8 feet).

Side Yard

1085 .15 An exterior side yard (Howes Street) shall be provided of not less than 3.05 metres (10.0 feet).

1085 .16 An interior side yard shall be provided of not less than 1.5 metres (4.9 feet).

Site Coverage

1085 .17 All principal buildings, in total, shall not cover more than 35% of the site area.

Detached Accessory Building Regulations

1085 .18 *Detached accessory buildings*:

a) shall not exceed one storey nor a height of 4.57 metres (15 feet) measured from the finished floor of the building;

b) shall not be located in any required yard;

c) shall not located not closer than a distance of 4.57 metres (15 feet) from the corner of the site at an intersection of a street and lane;

d) shall not cover more than 10% of the site area.

Off-Street Parking and Loading Requirements

1085 .19 Off-street parking shall be provided in accordance with the Off-Street Parking Regulations section of this Bylaw except:

a) a minimum of 6 commercial parking spaces shall be provided; and,

b) a parking space shall be permitted within 0.0 metres (0.0 feet) of a rear *site line*.

1085 .20 Off-street loading shall be provided in accordance with the Off-Street Loading Regulations section of the Bylaw except:

a) the off-street loading space may be shared with a commercial parking space;

1086 Comprehensive Development District (1200 Block Eighth Avenue Townhouses) (CD-86)

(BYLAW 8099, 2019)

1086 .1 The intent of this district is to, in combination with the design guidelines for townhouses within the Official Community Plan, allow 22 townhouse units.

(BYLAW 8530, 2025)

Permitted Principal and Accessory Uses

1086 .2 In the CD-86 District, the principal and accessory uses permitted in the Townhouse Residential District (RT-A) zone and no other uses, shall be permitted.

(BYLAW 8524, 2025)

Density

1086 .3 The total floor space ratio shall not exceed 1.00.

Principal Building Siting and Height

1086 .4 No principal building shall be sited except in accordance with the plans attached to this Section 1086 as Supplementary Plans #1 and #2, and no principal building sited in accordance with Supplementary Plans #1 and #2 shall exceed the following heights as measured from averaged, existing grade at the four corners of the building to the highest point of the building:

Building	Building Height
Building 1	9.58 metres (31.43 feet)
Building 2	9.6 metres (31.5 feet)
Building 3	8.82 metres (28.95 feet)
Building 4	8.97 metres (29.42 feet)

Comprehensive Development District (1200 Block Eighth Avenue Townhouses)(CD-86)

Detached Accessory Building Regulations

1086 .5 *Detached accessory buildings* shall be in accordance with the Townhouse Residential District (RT-A) zone.

(BYLAW 8524, 2025)

Off-Street Parking and Loading Requirements

1086 .6 Off-street automobile parking shall be provided in accordance with the Off-Street Parking section of this Bylaw.

(BYLAW 8524, 2025)

1086 .7 Off-street bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this Bylaw.

(BYLAW 8524, 2025)

1086 .8 Off-street loading shall be provided in accordance with the Off-Street Loading Regulations section of this Bylaw.

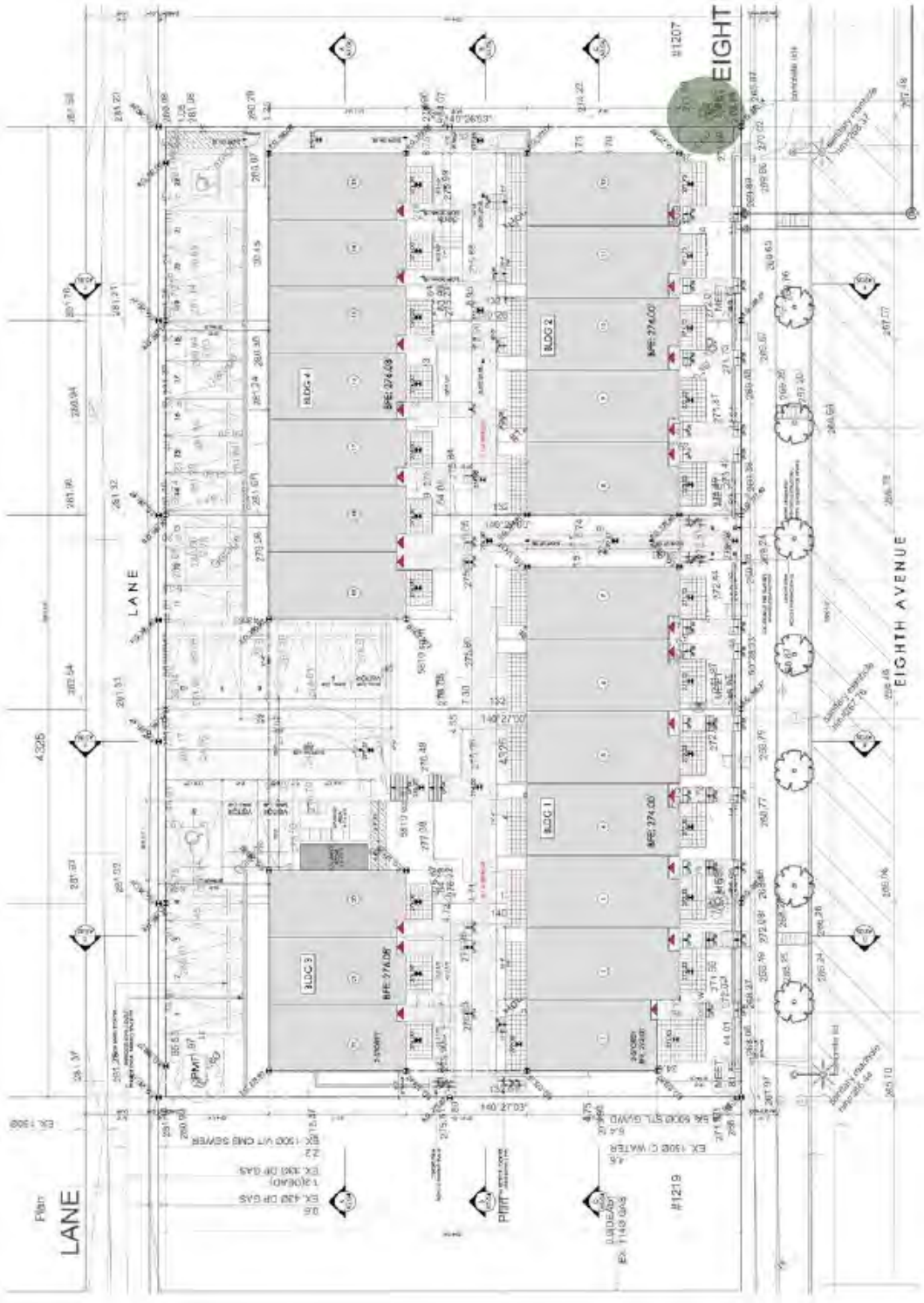
(BYLAW 8524, 2025)

Locked-in Lot

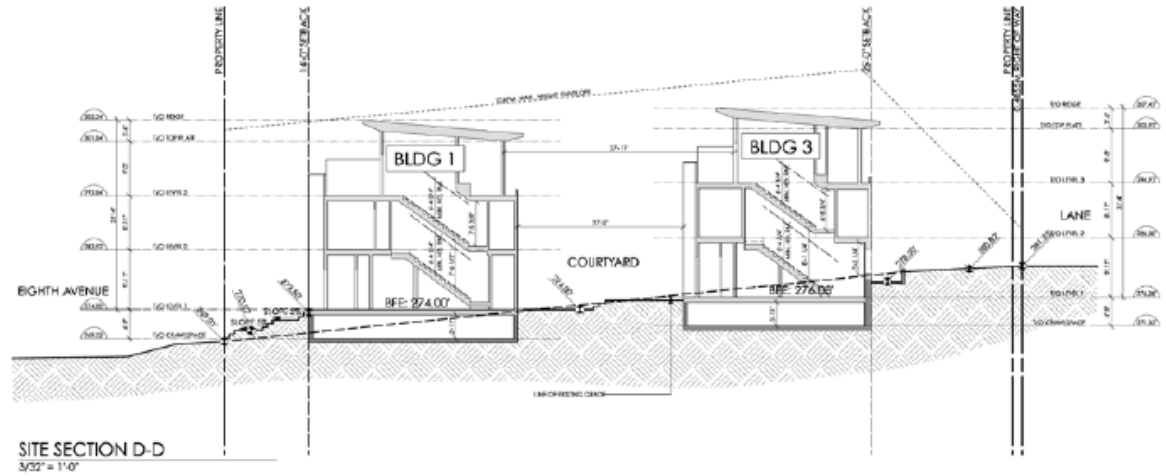
1086 .9 The Locked-in Lot provision under Section 170 of this bylaw shall not apply.

Comprehensive Development District (1200 Block Eighth Avenue Townhouses)(CD-86)

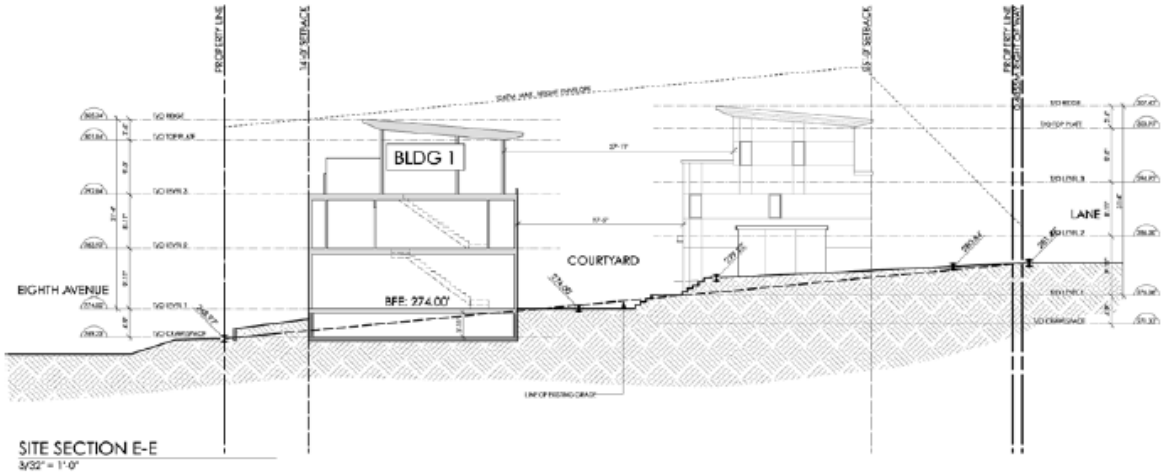
Supplementary Plan #1



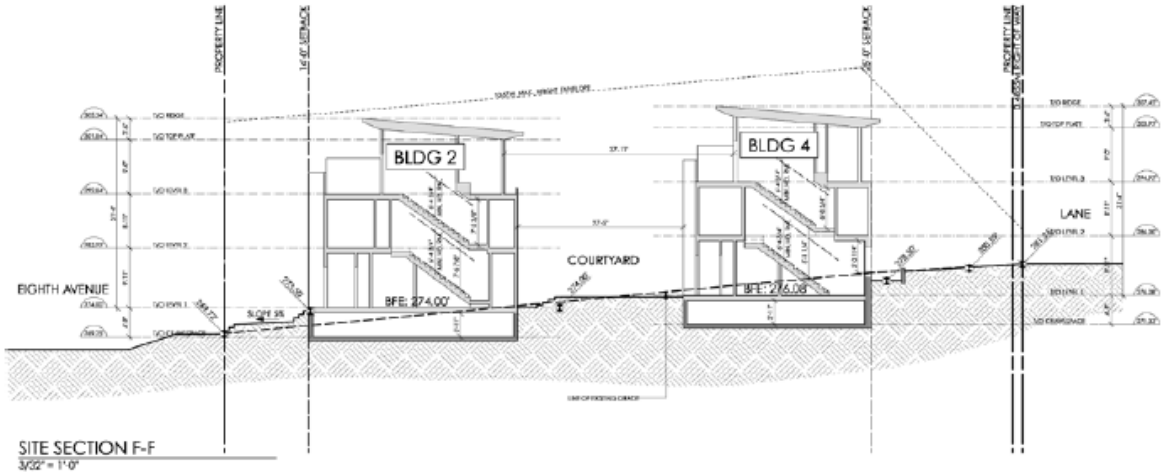
Supplementary Plan #2



SITE SECTION D-D
3/32" = 1'-0"



SITE SECTION E-E
3/32" = 1'-0"



SITE SECTION F-F
3/32" = 1'-0"

1088 Comprehensive Development District (Twelfth and Dublin Streets) (CD-88)

(BYLAW 8139, 2019)

1088 .1 The intent of this zoning district is to allow a five storey multiple unit residential building with 29 units.

Permitted Principal and Accessory Uses

1088 .2 In the CD-88 District, the principal and accessory uses permitted in the Multiple Dwelling Districts (Low Rise)(RM-2) zone and no other uses, shall be permitted.

Density

1088 .3 The floor space ratio shall not exceed 2.15.

1088 .4 The number of dwelling units shall not exceed 29.

Building Envelope

1088 .5 All buildings and structures shall be sized and sited according to the following:

Regulation	Requirement
Minimum Front Setback (Twelfth Street)	**3.05 metres (10 feet); and** **6.05 metres (19.85 feet) above the third storey.**

Minimum Rear Setback (East)	**3.66 meters (12.02 feet) provided that windows may project up to 1.08 metres (3.55 feet) within the minimum setback;** **7.50 metres at the third storey; and** **10.50 metres above the third storey.**
Minimum Side Setback (North)	**3 metres (9.84 feet).**
Minimum Side Setback (South)	**3 metres (9.84 feet).**
Maximum Site Coverage	**Sixty-five percent 65%).**
Maximum Building Height	**The height of a building shall not exceed 22 meters (72.18 feet)**

Off-Street Parking and Loading Requirements

1088 .6 Off-Street parking shall be provided in accordance with the Off-Street Parking Regulations section of this bylaw.

1088 .7 Bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this bylaw.

1088 .8 Off-Street loading shall be provided in accordance with the Off-Street Loading Regulations section of this bylaw.

1090 Comprehensive Development District (Royal Columbian Hospital) (CD-90)

(BYLAW 8213, 2021; 8287, 2021)

1090 .1 The intent of this District is to allow for a hospital along with associated medical and accessory uses at 330 E. Columbia Street (Royal Columbian Hospital).

Permitted Principal and Accessory Uses

1090 .2 The following principal and accessory uses are permitted as outlined for each of the sub-districts. For uses accompanied by a checkmark, there are additional Conditions of Use contained within these regulations.

Permitted Principal Uses	Use Specific Regulations
Restaurants;	✓
Child Care;	
Child welfare facility;	
Community care facility;	
Continuing care;	
Educational and philanthropic institutions;	
Fitness and wellness centre;	
Health care office;	✓
Health care research, laboratories and development, including ancillary offices;	
Hospitals;	
Housing units;	✓
Medical and health care clinic;	✓

Mental health facilities;	
Personal service establishments;	
Places of worship;	
Public assembly and entertainment use;	
Retail store;	
School (as defined in Section 1090.11)	✓

Permitted Accessory Uses	**Use Specific Regulations**
Uses accessory to any permitted *principal uses*;	

(BYLAW 8575, 2026)

Conditions of Use

1090 .3 Restaurants shall not include drive-in and drive-through restaurants. **(BYLAW 8575, 2026)**

1090 .4 Health care office is only permitted as defined in the definitions section of this District;

1090 .5 Housing units are limited to the accommodation of caretakers, staff, students and/or patients, provided that such housing units are ancillary to a permitted use in this zone and a covenant under section 219 of the *Land Title Act* is registered against the title of the land in favour of the City to ensure that the housing units are only used for the designated use;

1090 .6 Medical and health care clinics is only permitted as defined in the definitions section of this District;

1090 .7 School is only permitted as defined in the definitions section of this District;

Density

1090 .8 The floor space ratio shall not exceed 2.45.

Principal Building Setbacks

1090 .9 All *principal buildings* and *structures* shall be setback according to the following:

Location (Adjacent Street)	Setback
Front Setback (East Columbia St):	10 metres (32.8 feet)
Side Setback (Keary St)	7.62 metres (25 feet)
Side Setback (Sherbrooke Street):	7.62 metres (25 feet)
Side Setback (Allen Street):	7.62 metres (25 feet)
Rear Setback (Service Lane):	12.8 metres (42 feet)
Rear Setback (Brunette Avenue):	7.62 metres (25 feet)

Principal Building Envelope

1090 .10 The siting of principal buildings and structures shall be in accordance with the Building Siting Plan for this District set out below and references in this District to Sub-Areas are to the Sub-Areas shown on that Building Site Plan.

1090 .11 The maximum site coverage for all buildings shall not exceed more than 55% of the site area.

1090 .12 The maximum height of all buildings shall not exceed the heights set out below:

a) Notwithstanding the height datum definition in this Bylaw, in this District the height datum for Sub-Area 1 shall be measured from 16.60 metres (54.46 feet) geodetic and the maximum building height not exceed 47 metres (154.2 feet).

b) Notwithstanding the height datum definition in this Bylaw, in this District the height datum for Sub-Area 2 shall be measured from 23.93 metres (78.51 feet) geodetic and the maximum building height shall be 80.0 metres (262.46 feet), with no portion of any building above 4 storeys being located within 24 metres (78.74 feet) of property line facing Sherbrooke Street

Off-Street Parking and Loading Requirements

1090 .13 Off-Street parking spaces shall be provided and maintained in accordance with Section 140 of this Bylaw, except that:

(a) A minimum of 1394 parking spaces shall be provided for hospital staff and visitors:

a. Sub-Area 1 – 450 parking spaces shall be provided

b. Sub-Area 2 – 944 parking spaces shall be provided

c. Parking supply does not include spaces allocated for the pickup/ drop-off zones, ambulances, patient transfer vans, and police vehicles.

d. Additional parking demand shall be addressed through Transportation Demand Management (TDM) measures.

(b) A minimum of 100 accessible parking spaces shall be provided and allocated on the site as follows:

a. Sub-Area 1 – 18 designated accessible spaces

b. Sub-Area 2 – 66 designated accessible spaces, of which:

i. maintain existing 16 spaces with current design and configuration;

ii. provide 66 designated accessible parking spaces in a ratio of 1:6 Van-Accessible to Limited Mobility as per the Universal Access Design Report prepared May 2020, as amended over time to the satisfaction of the Director of Engineering Services**.**

iii. Notwithstanding the above, the number of accessible spaces in Sub-Area 2 may be reduced by 30 spaces subject to the findings of a monitoring program submitted by Fraser Health Authority and approved by the Director of Engineering Services.

(c) Electric Vehicle (EV) Parking shall be provided on site as follows:

a. Sub-Area 1 – 5 designated and fully operational Level 2 EV spaces

b. Sub-Area 2 – 39 designated and fully operational Level 2 EV spaces, with support of a load management system and 57 designated EV ready spaces (all equipment/wiring except charging stations). The remaining 286 new parking spaces shall be serviced with conduit (not including wiring).

c. With respect to the 57 designated EV ready spaces in sub-Section 1090.8 (b), a portion or all of these spaces may be converted to fully operational EV spaces subject to findings of a monitoring program submitted by Fraser Health Authority and approved by the Director of Engineering Services

1090 .14 Bicycle parking shall be provided and maintained in accordance with Section 150 of this Bylaw, except that:

Sub-Area	Minimum Long Term Bicycle Parking Spaces	Minimum Short Term Bicycle Parking Spaces
Sub-Area 1	13 spaces	8 spaces
Sub-Area 2	108 spaces	36 spaces

1090 .15 Off-Street loading shall be provided in accordance with the Section 160 of this Bylaw, except that:

(a) A minimum of 2 loading spaces shall be provided on site for Sub-Area 1, consisting of:

a. 1 loading space of a sufficient size to accommodate a patient transfer van.

b. 1 loading space of a sufficient size to accommodate a SU-9 truck.

(b) A minimum of 8 loading bays shall be provided on-site for Sub-Area 2, consisting of:

a. 6 loading spaces of a sufficient size to accommodate a WB-20 truck.

b. 2 loading space of a sufficient size to accommodate a 7.0 m-long straight delivery truck

c. 2 loading spaces to accommodate a small truck/courier vehicle.

Definitions

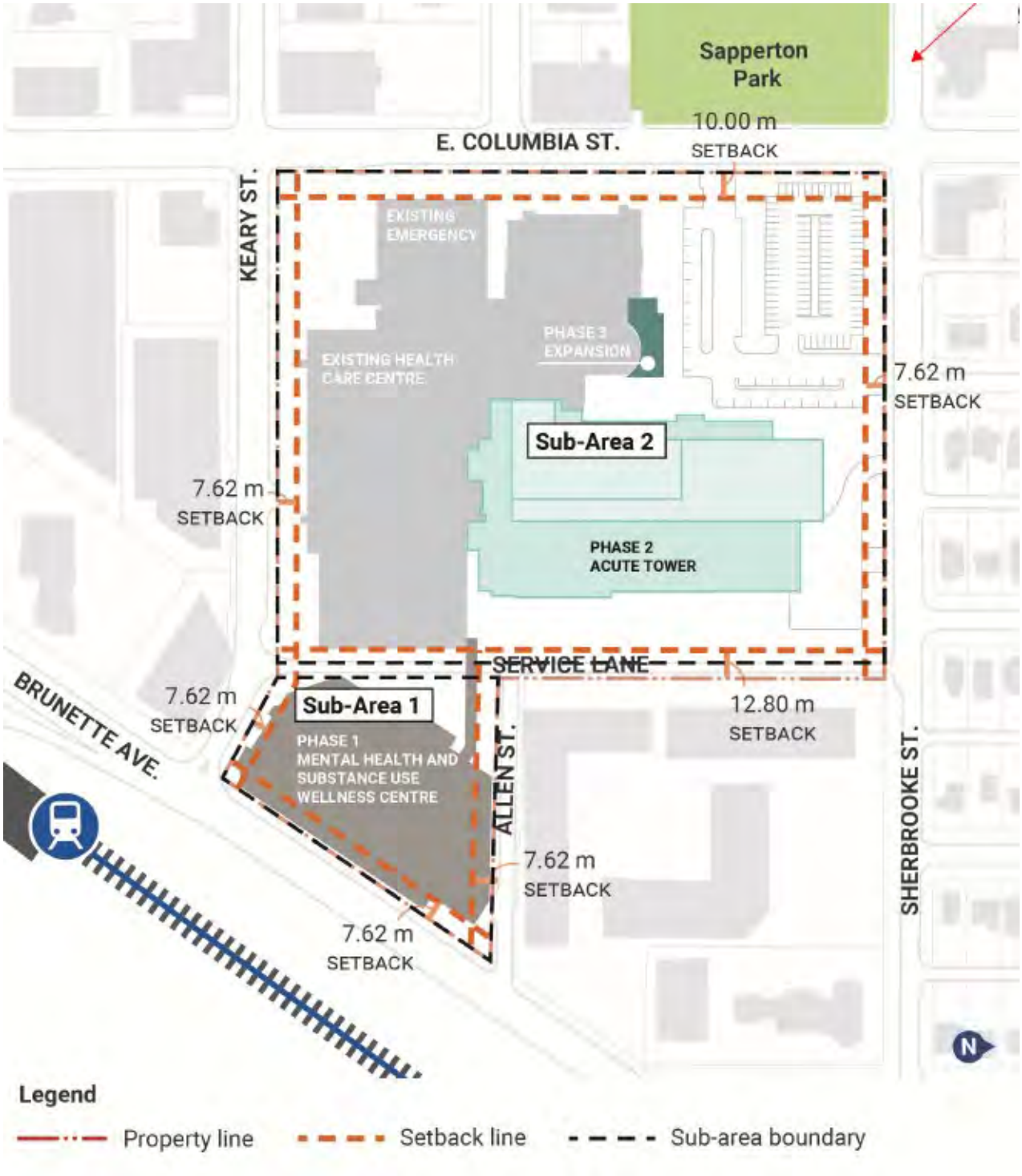
1090 .16 For the purposes of this District:

"health care office" means professional and service offices of healthcare professionals and health care service providers, including psychologists, physiotherapists, chiropractors, acupuncturists, herbalists, counselors, physicians, surgeons, and dentists *massage therapists, and massage providers*.

"medical and health-care clinic" means a facility for the diagnosis, treatment, care and rehabilitation of addiction, injury, disease and mental illness, including the services of physicians, surgeons and dentists, medical clinics, detoxification centres, methadone dispensing clinic, sale, fitting and supply of custom prosthetic and private hospital.

"school" for the purpose of this District, and despite Section 120, means a school, college or university offering only programs, and certificates, diploma degrees or other qualifications, in health care science professions or practice health care administration and health care research and development, including medicine, dentistry, nursing, dental assistants, physiotherapy, heal consulting, dental technology and medical technology.

Building Siting Plan and Sub-Area Map



1091 Comprehensive Development District (719 Colborne Street) (CD-91)

(BYLAW 8176, 2020)

Deleted **(BYLAW 8578, 2026)**

1092 Comprehensive Development District (2223 Ninth Avenue) (CD-92)

(BYLAW 8180, 2020)

1092 .1 The intent of this zoning district is to allow a single detached dwelling, a detached accessory building, a detached accessory dwelling unit, a secondary suite and a laneway or carriage house in the Connaught Heights neighbhourhood.

Comprehensive Development Districts (2223 Ninth Avenue) (CD-92) Regulations

1092 .2 Development of sites zoned CD-92 shall comply with the regulations and requirements of the Neighbourhood Single Detached Residential Districts (NR-1), except where:

(a) Basement means the area of a principal building which is:

i. More than 0.61 metres (2 feet); and,

ii. A maximum of 1.22 metres (4 feet)

From geodetic elevation 265.00 feet to the finished floor level above the area.

(b) Cellar means the area of a principal building which is:

i. A maximum of 0.61 metres (2 feet)

From geodetic elevation 265.00 feet to the finished floor level above the area.

1093 Comprehensive Development District (457 East Columbia Street) (CD-93)

(BYLAW 8227, 2020)

1093 .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, in accordance with the C-2A zoning schedule and/or to allow for large-site high-rise, commercial, and mixed use development including pedestrian-oriented commercial businesses and multi-family residential, in accordance with the C-3 zoning schedule.

Comprehensive Development Districts (457 East Columbia Street) (CD-93) Regulations

1093 .2 Development of sites zoned CD-93 shall comply with the regulations and requirements of Community Commercial Districts (High Rise) (C-3) and Community Commercial Districts (Medium Rise) (C-2A), except:

(a) despite conditions in the C-3 or C-2A districts, amusements arcades shall be a permitted use provided any such use is:

i. located within a fully enclosed building or area;

ii. no gambling or payouts are provided as per the British Columbia Lottery Corporation; and

iii. no games show or depict any pornographic material.

1094 Comprehensive Development District (60-68 Sixth Street) (CD-94)

(BYLAW 8284, 2021)

1094 .1 The intent of this district is to allow a supportive housing project, or development reflecting the standards of Downtown Mixed Use Districts (High Density) (C-4).

1094 .2 Unless developing a *supportive housing* project, development of sites zoned CD-94 shall instead comply with the regulations and requirements of Downtown Mixed Use Districts (High Density) (C-4).

Permitted Principal and Accessory Uses

1094 .3 In addition to the permitted uses under the C-4 schedule, the following principal and accessory uses are permitted in the CD-94 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
Supportive housing	✓

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted *principal uses*	

Density

1094 .4 The maximum floor space ratio for a *supportive housing* use shall not exceed 4.0.

Principal Building Envelope

1094 .5 All *principal buildings* and *structures* consisting of a *supporting housing* use shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback	No front setback required
Minimum Side Setback	No side setback required
Minimum Rear Setback	No rear setback required
Maximum Site Coverage	No maximum site coverage
Maximum Building Height	Six storeys

Off-Street Parking and Loading Requirements

1094 .6 For a *supportive housing* use, *off-street parking*, off-street bicycle parking, and off-street loading shall be provided to the satisfaction of the Director of Engineering.

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

(BYLAW 8345, 2022)

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

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

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

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

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

(b) Off-street parking shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw, except that:

(i) A minimum of eight *off-street parking* spaces shall be provided.

(c) Off-street bicycle parking shall be provided in accordance with the provisions of the Off-Street Bicycle Parking Regulations section of this Bylaw, except that:

(i) A minimum of 21 *long term bicycle parking* spaces shall be provided.

(ii) A minimum of three *short term bicycle parking* spaces shall be provided.

1096 Comprehensive Development District (337 & 339 Keary Street) (CD-96)

(BYLAW 8324, 2022)

1096 .1 The intent of this district is to, in combination with the design guidelines for townhouses within the Official Community Plan, allow townhouses and rowhouses which integrate well into existing single detached residential neighbourhoods.

(BYLAW 8530, 2025)

Permitted Uses

1096 .2 The following principal and accessory uses are permitted in the CD-96 zoning district. For uses accompanied by a checkmark, there are either Use Specific Regulations in the Conditions of Use within this zoning district or within the General Regulations or Special Conditions Sections of this bylaw.

Permitted Principal Uses	Use Specific Regulations
Single unit residential use;	✓
Multiple dwellings;	

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted *principal uses*;	
Home based businesses;	✓

Conditions of Use

1096 .3 A single detached dwelling shall conform to the regulations in the NR-2 zoning districts for lots located east of Eighth Street and north of Sixth Avenue, otherwise they shall conform to the regulations in the RS-2 zoning district.

Density

1096 .4 The floor space ratio for the principal buildings shall not exceed 1.00.

Principal Building Height

1096 .5 All principal buildings and structures shall not exceed a height of 10.67 metres (35 feet) as measured from averaged, existing grade at the four corners of the building to the highest point of the building

Detached Accessory Building Regulations

1096 .6 *Detached accessory buildings*:

a) shall not cover more than fifteen percent (15%) of the site area;

b) shall not exceed one *storey*;

c) shall not be located in the required *front yard*;

d) shall not exceed 3.6 metres (12 feet) measured from the finished floor to the highest point of the building;

e) shall not be enclosed on more than two sides, excluding the roof;

f) shall not have dormers;

g) shall not be located closer than 1 metre (3.28 feet) from the *principal building(s)*;

h) in the case of a carport, where the vehicle entry faces the *lane*, shall not be located closer to a *lane* than 6.71 metres (22 feet), less the width of such a *lane*; and,

i) shall not be located closer than 4.57 metres (15 feet) from the corner of a *site* at an intersection of streets, at the intersection of lanes or at the intersection of lanes or at the intersection of a street and a *lane*.

Off-Street Parking and Loading Requirements

1096 .7 Off-street parking shall be provided in accordance with the Off-Street Parking Regulation section of this Bylaw except:

c) parking shall not be permitted in the *front yard*;

d) where a site abuts a *lane* 12 feet (3.66 metres) or more in width, all parking access is required from that *lane*;

e) where a site abuts a lane less than 12 feet (3.66 metres), or does not abut a lane, parking access may be provided by one driveway from a *street* if that driveway is not less than 9 feet (2.74 metres) nor more than 18 feet (5.49 metres) in width;

f) one off-street loading space shall be required per *site*; and

g) notwithstanding the requirements in (d), the required off-street loading space may be shared with a visitor parking space provided a restrictive covenant is registered on title to the property, to the satisfaction of the *Director of Engineering*, to ensure the shared loading and visitor *parking spaces* are reserved and maintained for the uses for which they are required

1096 .8 The Locked-in Lot provisions in Section 170.1 of the Zoning Bylaw shall apply, except where existing adjacent lots meet the following:

i. Has a minimum site area of 557.40 square metres (6,000 square feet) or greater; and,

ii. Has access from a lane with a minimum width of 4.87 metres (16.0 feet), or is a corner lot.

1097 Comprehensive Development District (122 Eighth Avenue) (CD-97)

(BYLAW 8325, 2022; 8353, 2022; 8356, 2022)

Deleted **(BYLAW 8578, 2026)**

1097 Comprehensive Development District (Duplex District) (CD-97)

(BYLAW 8578, 2026)

1097 .1 The intent of this district is to allow duplex dwellings with secondary suites.

Permitted Uses

1097 .2 The following principal and accessory uses are permitted in the CD-97 zoning district. For uses accompanied by a checkmark, there are either Use Specific Regulations in the Conditions of Use within this zoning district or within the General Regulations or Special Conditions Sections of this Bylaw.

Permitted Principal Uses	**Use Specific Regulations**
Accommodation for youth in foster care and transitioning from foster care	✓
Single detached dwellings;	✓
Duplex;	✓
Public utilities	
Women's transition house;	

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted principal uses;	
Home-based business;	✓
Secondary suites;	✓
Keeping of not more than four foster children in a dwelling unit or more than eight child care children on a site	

Comprehensive Development District (Duplex District) CD-97

Conditions of Use

1097 .3 Development of *single detached dwellings* shall comply with the regulations and requirements of the Single Detached Dwellings District (RS-1).

1097 .4 *Secondary suites* must comply with the requirements of Section 190.29 of this Bylaw.

Definitions

1097 .5 Despite definitions elsewhere in the Bylaw, the following shall be defined as noted below for the purposes of this Zoning District:

1097 .6 **Floor area** means the numerical value determined by measuring the horizontal cross-sectional area of the principal building on a site to the outside of the outer walls at each storey and calculating the total of all such areas, excluding:

(a) the net floor area within the principal building to be used exclusively for up to two parking spaces, to a maximum of 41.81 square metres (450 square feet), for buildings approved for construction before June 24, 2024 only,

(b) Up to 3.23 square metres (34.8 square feet) of area used exclusively for the storage of mechanical equipment for heating, cooling or hot water, and confined to a single isolated room, where the following minimum requirements are met:

a. 2.29 metres (7.5 feet) floor-to-ceiling height;

b. 1.83 metres (6 feet) clear doorway opening;

(c) any area having a floor to ceiling height of 1.22 metres (4 feet) or less.

1097 .7 **Floor space ratio** means the numerical value determined by dividing the floor area on a site by the site area.

1097 .8 **Open site space** means that portion of a *lot* which is landscaped and not occupied obstructed by any building or portion of building, driveway or parking area.

1097 .9 **Peak height** means the height of a building measured from the averaged, existing grades at the four corners of the building to the highest point of the building.

Density – Units

1097 .10 A maximum of two principal dwelling units are permitted per site.

1097 .11 A maximum of two secondary suites are permitted per site.

1097 .12 A principal dwelling unit may include a maximum of one secondary suite.

Density – Principal Building Area

1097 .13 The floor space ratio for the principal building shall not exceed 0.6.

1097 .14 The maximum floor space ratio on a parcel may be increased by:

(a) 0.01 if the building meets Step 3 of the Energy Step Code;
(b) 0.03 if the building meets Step 4 of the Energy Step Code; or
(c) 0.05 if the building meets Step 5 of the Energy Step Code; or is a Passive House

Site Area and Frontage

1097 .15 A site shall be not less than 557.40 square metres (6,000 square feet) in area and shall have a frontage of not less than ten percent (10%) of its perimeter.

Site Coverage and Open Space

1097 .16 *Site coverage* shall be limited to a maximum of forty percent (40%). For clarity, *site coverage* shall include the principal building, detached accessory buildings and structures (including garages and carports), and attached accessory structures such as decks.

1097 .17 A minimum of fifteen percent (15%) of the lot shall be provided as *open site space*.

1097 .18 *Open site space* must be a minimum of 15 square metres (161.46 square feet) with a minimum dimension of 2.1 metres (6.9 feet).

Principal Building Envelope

1097 .19 All principal buildings and structures shall be sized and sited according to the following:

Regulation	Requirement
Minimum Front Yard	4.27 metres (14 feet)
Minimum *Rear Setback*	For *lots* with a depth of: (i) greater or equal to 25.0 metres (82.02 feet): 10.0 metres (32.8 ft.) or 25% of the depth of the *lot*, whichever is greater, or (ii) less than 25.0 metres (82.02 feet): 25% of the depth of the *lot*.
Minimum *Side Setback*	1.22 metres (4 feet)
Maximum *Peak Height*	All *principal buildings* shall not exceed a *peak height* of: (i) in the case of a peaked roof, 10.97 metres (36 feet), or (ii) in the case of a roof having a pitch of 4:12 or less, 9.14 metres (30 feet).

Detached Accessory Buildings Size

1097 .20 All *detached accessory buildings* shall comply with the following:

(a) The maximum permitted detached accessory area is 10% of the site area;

(b) The following is permitted in addition to the maximum detached accessory area:

(i) Up to 3.0 square metres (32 square feet) for externally accessed bicycle parking.

(c) shall not exceed one storey, and:

(i) in the case of a peaked roof, no portion of the roof shall exceed a height of 4.57 metres (15 feet), or

(ii) in the case of a roof having a pitch of 4:12 or less, no portion of the roof shall exceed a height of 3.6 metres (12 feet);

(d) shall not be located in the required front yard;

(e) shall not be located less than twice the width of the minimum required side setback from the window of a habitable room on an adjoining site unless such window is entirely above the roof line of the accessory building;

(f) if the detached structure is a garage or carport, it shall not be located closer to a lane than 6.71 metres (22 feet), less the width of such lane;

(g) if the detached structure is a swimming pool or swimming pool enclosure, shall not be less than 1.52 metres (5 feet) from side and rear site lines;

(h) shall not be less than 4.57 metres (15 feet) from the corner of the site at an intersection of a street and lane;

(i) shall not be less than 1.52 metres (5 feet) from any rear or side site line bounded by a street;

(j) where the site fronts a city collector, arterial or major road as identified on the New Westminster Master Transportation plan, but does not have access to a rear lane, the detached accessory building shall be sited not less than 3.65 metres (12 feet) from any rear site line;

(k) shall not have dormers; and

(l) shall contain no plumbing fixtures other than one toilet and one sink.

Off-Street Parking and Loading Requirements

1097 .21 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw except:

(a) parking spaces may be provided adjacent to windows used for residential purposes;

(b) parking spaces may not be laid out such that a vehicle is required to reverse for more than 10.06 metres (33 feet) to access a highway, unless an on-site vehicle turnaround is required by this district;

1097 .22 *Off-Street bicycle parking* shall be provided in accordance with the provisions of the Off-Street Bicycle Parking Regulations section of the Bylaw except:

(a) Long-term bicycle parking spaces shall be provided in accordance with the below:

(i) 1.0 spaces per principal dwelling unit; and,

(ii) 1.0 spaces per secondary dwelling unit.

(b) *Long-term bicycle parking* spaces shall be secure and weather protected.

1098. Comprehensive Development District (1032 & 1036 St. Andrews Street) (CD-98)

(BYLAW 8402, 2024)

1098 .1 The intent of this district is to, in combination with the design guidelines for townhouses within the Official Community Plan, allow townhouses and rowhouses which integrate well into existing single detached residential neighbourhoods.

(BYLAW 8530, 2025)

Permitted Uses

1098 .2 The following principal and accessory uses are permitted in the CD-98 zoning district. For uses accompanied by a checkmark, there are either Use Specific Regulations in the Conditions of Use within this zoning district or within the General Regulations or Special Conditions Sections of this bylaw.

Permitted Principal Uses	Use Specific Regulations
Single unit residential use;	✓
Multiple dwellings;	

Permitted Accessory Uses	Use Specific Regulations
***Uses* accessory to any permitted *principal uses*;**	
Home based businesses;	✓

Conditions of Use

1098 .3 A single detached dwelling shall conform to the regulations in the NR-2 zoning districts for lots located east of Eighth Street and north of Sixth Avenue, otherwise they shall conform to the regulations in the RS-2 zoning district.

Comprehensive Development District (1032 & 1036 St. Andrews Street) CD-98

Density

1098 .4 The floor space ratio for the principal buildings shall not exceed the following:

	Maximum FSR
Total Floor Space Ratio (FSR) Inclusive of Basement	1.00 FSR
Total Floor Space Ratio (FSR) Excluding Basement	0.85 FSR

1098 .5 The maximum floor space ratio for the principal buildings may be increased by:

a) 0.01 if the buildings meets Step 3 of the Energy Step Code;

b) 0.03 if the buildings meet Step 4 of the Energy Step Code; or

c) 0.05 if the building meets Step 5 of the Energy Step Code, or is a Passive House.

1098 .6 For the purposes of this district, basement shall mean the lowest storey of a unit which, on the side of the unit with the highest existing grade level, shall not, at any point along that side of the unit, be more than 1 metre (3.28 feet) above the existing grade level.

1098 .7 A basement shall not extend beyond the walls of the storey above.

Principal Building Height

1098 .8 All principal buildings and structures shall not exceed a height of 10.67 metres (35 feet) as measured from averaged, existing grade at the four corners of the building to the highest point of the building.

Detached Accessory Building Regulations

1098 .9 *Detached accessory buildings*:

(a) shall not cover more than fifteen percent (15%) of the *site* area;

(b) shall not exceed one storey;

(c) shall not be located in the required front yard;

(d) shall not exceed 3.6 metres (12 feet) measured from the finished floor to the highest point of the building;

(e) shall not be enclosed on more than two sides, excluding the roof;

(f) shall not have dormers;

(g) shall not be located closer than 1 metre (3.28 feet) from the principal building(s);

(h) in the case of a carport, where the vehicle entry faces the lane, shall not be located closer to a lane than 6.71 metres (22 feet), less the width of such a lane; and,

(i) shall not be located closer than 4.57 metres (15 feet) from the corner of a site at an intersection of streets, at the intersection of lanes or at the intersection of lanes or at the intersection of a street and a *lane.*

Off-Street Parking and Loading Requirements

1098 .10 Off-street parking shall be provided in accordance with the Off-Street Parking Regulation section of this Bylaw except:

a) parking shall not be permitted in the *front yard*;

b) no parking or maneuvering aisle shall be located within 0.60 metres (1.97 feet) of any side *site line;*

c) no parking or maneuvering aisle shall be located within 0.10 metres (0.32 feet) of any rear *site line;*

d) the total number of compact parking spaces must not be greater than thirty-one percent (31%) of the total number of required *off-street parking spaces;*

e) Parking access is required from Belleville Street;

f) one off-street visitor space shall be required;

g) one off-street loading space shall be required; and

h) notwithstanding the requirements in (d), the required off-street loading space may be shared with a visitor parking space provided a restrictive covenant is registered on title to the property, to the satisfaction of the *Director of Engineering*, to ensure the shared loading and visitor *parking spaces* are reserved and maintained for the uses for which they are required.

1098 .11 The Scooter provisions in Section 145.2 of the Zoning Bylaw shall not apply.

1098 .12 The Locked-in Lot provisions in Section 170.1 of the Zoning Bylaw shall not apply.

1099. Comprehensive Development District (228 Seventh Street) (CD-99)

(BYLAW 8373, 2023)

1099 .1 The intent of this District is to allow a residential substance use treatment and support recovery centre at a low density.

Permitted Principal and Accessory Uses

1099 .2 The following principal and accessory uses are permitted in the CD-99 zoning district. For uses accompanied by a checkmark, there are either Use Specific Regulations in the Conditions of Use within this zoning district or within the General Regulations or Special Conditions Sections of this Bylaw:

Permitted Principal Uses	Use Specific Regulations
Substance use treatment and support recovery centre;	
All principal and accessory uses permitted in the Single Detached Residential Districts (RS-1) zoning schedule shall be permitted in the Comprehensive Development District (228 Seventh Street) CD-99 zone.	✓

Permitted Accessory Uses	Use Specific Regulations
***Uses* accessory to any *permitted principal uses*.**	✓

Definitions

1099 .3 Despite definitions elsewhere in the Bylaw, the following shall be defined as noted below for the purposes of this Zoning District:

1099 .4 **Substance use treatment and support recovery centre** means any Provincially licensed or registered facility that provides residential accommodation and recovery-oriented services to residents and adjunct services to others.

1099 .5 **Residential accommodation** means the use of a building as accommodation for residents receiving support services provided by a *substance use treatment and support recovery centre* that includes temporary lodgings, sometimes board.

1099 .6 **Floor area** means the numerical value determined by measuring the horizontal cross-sectional area of all buildings on a site to the outside of the outer walls at each storey and calculating the total of all such areas, excluding:

(a) Any area having a floor to ceiling height of 1.22 metres (4 feet) or less.

1099 .7 **Floor space ratio** means the numerical value determined by dividing the floor area on a site by the site area.

Conditions of Use

1099 .8 Where the principal use of the site is *substance use treatment and support recovery centre,* and a detached accessory building contains uses accessory to this principal use, Section 1099.18 of this bylaw shall apply.

1099 .9 Where the principal use of the site is not *substance use treatment and support recovery centre,* RS-1 district standards shall apply.

1099 .10 Where the principal use of the site is *substance use treatment and support recovery centre*, residential accommodation may be provided in the detached accessory building, provided all Building Permits required for the conversion of the space to residential use have been obtained.

1099 .11 Detached accessory dwelling units shall be developed to RS-1 district standards, provided that detached accessory dwelling units are a permitted use only for lots which are designated ‘(RLM) Residential – Limited Mid Rise’ in the City of New Westminster Official Community Plan.

(BYLAW 8530, 2025)

Density – Principal Building Area

1099 .12 The total floor space ratio shall not exceed a factor of 0.5.

1099 .13 The maximum floor space ratio on a parcel may be increased by:

(a) 0.01 if the building meets Step 3 of the Energy Step Code;
(b) 0.03 if the building meets Step 4 of the Energy Step Code; or
(c) 0.05 if the building meets Step 5 of the Energy Step Code, or is a Passive House.

Site Area and Frontage

1099 .14 A site shall not be less than 492.39 square metres (5,300 square feet) in area and shall have a frontage of not less than ten percent (10%) of its perimeter.

Principal Building Envelope

1099 .15 All *principal buildings* and *structure* shall be sized and sited according to the following:

Regulation	Requirement
Minimum Front Yard	5.79 metres (19 feet), twenty percent (20%) of the depth of the site, or the average depth of the front setback of existing principal buildings on sites on either side of the site, whichever is less.
Minimum *Rear Setback*	7.62 metres (25 feet) or twenty percent (20%) of the depth of the site, whichever is less.
Minimum *Side Setback*	A minimum of 1.22 metres (4.0 feet).
Maximum *Building Height*	7.62 metres (25 feet), or 8.84 metres (29 feet) for a principal building that meets Step 5 of the Energy Step Code, or is a Passive House.
Maximum *Peak Height*	10.67 metres (35 ft.) from height datum.
Maximum *Site Coverage*	Thirty five percent (35%).

Projections

1099 .16 Projections are permitted in accordance with the relevant provisions of the 'Projections into Yards' portion of the General Regulations section of this Bylaw.

Attached Accessory Structures

1099 .17 The combined area of all accessory structures attached to the principal building shall not exceed ten percent (10%) of the site area.

Detached Accessory Building without Detached Accessory Dwelling Unit Regulations

1099 .18 Detached accessory buildings that contain uses accessory to *substance use treatment and support recovery centre:*

(a) Shall not exceed a total floor space ratio of 0.26, except that the maximum total floor space ratio may be increased by:

(i) 0.01 if the building meets Step 3 of the Energy Step Code;

(ii) 0.03 if the building meets Step 4 of the Energy Step Code; or

(iii) 0.05 if the building meets Step 5 of the Energy Step Code, or is a Passive House.

(b) Shall not exceed two storeys;

(c) Shall not exceed a peak height of 7.3 metres (23.95 feet);

(d) The combined area of all accessory structures attached to the detached accessory building shall not exceed 14% of site area;

(e) Shall not be located in the front yard;

(f) Shall not be located less than twice the width of the minimum required side setback from the window of a habitable room on an adjoining site unless such a window is entirely above the roof line of the accessory building;

(a) If the detached structure contains a carport, areas designated for parking, as required by this Bylaw, shall not be located closer to a lane than 6.71 metres (22 feet), less the width of such a lane;

(g) Shall not be less than 4.57 metres (15 feet) from the corner of the site at an intersection of a lane and a lane; and,

(h) Shall not be less than 1.52 metres (5 feet) from any rear or side site line bounded by a street.

Off-Street Parking and Loading Requirements

1099 .19 Off-street parking shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw, except that where principal use of the site is *substance use treatment and support recovery centre*, the following provisions shall apply:

(a) A minimum of 2 off-street parking spaces shall be provided;

(b) Neither a visitor nor a loading space is required to be provided; and,

(c) Bicycle parking is not required to be provided.

Locked-in Lot Provisions

1099 .20 The Locked-in Lot provisions in Section 170.1 of the Zoning Bylaw shall not apply, where principal use of the site is *substance use treatment and support recovery centre.*

1100. Comprehensive Development District (102/104 Eighth Avenue & 728 First Street) (CD-100)

(BYLAW 8375, 2023)

1100 .1 The intent of this district is to, in combination with the design guidelines for infill townhouse and rowhouse within the Official Community Plan, allow infill townhouses and rowhouses which integrate well into existing single detached residential neighbourhoods.

Permitted Uses

1100 .2 The following principal and accessory uses are permitted in the CD-100 zoning district. For uses accompanied by a checkmark, there are either Use Specific Regulations in the Conditions of Use within this zoning district or within the General Regulations or Special Conditions Sections of this bylaw.

Permitted Principal Uses	Use Specific Regulations
Single unit residential use;	✓
Multiple dwellings;	

Permitted Accessory Uses	Use Specific Regulations
***Uses* accessory to any permitted *principal uses*;**	
Home based businesses;	✓

Conditions of Use

1100 .3 A single detached dwelling shall conform to the regulations in the NR-2 zoning districts for lots located east of Eighth Street and north of Sixth Avenue, otherwise they shall conform to the regulations in the RS-2 zoning district.

Density

1100 .4 The floor space ratio for the principal buildings shall not exceed 1.00.

1100 .5 The maximum floor space ratio for the principal buildings may be increased by:

a) 0.01 if the buildings meets Step 3 of the Energy Step Code;

b) 0.03 if the buildings meet Step 4 of the Energy Step Code; or

c) 0.05 if the building meets Step 5 of the Energy Step Code, or is a Passive House.

1100 .6 The minimum floor space ratio of basement areas shall be 0.15 FSR.

1100 .7 For the purposes of this district, basement shall mean the lowest storey of a unit which, on the side of the unit with the highest existing grade level, shall not, at any point along that side of the unit, be more than 1 metre (3.28 feet) above the existing grade level.

1100 .8 A basement shall not extend beyond the walls of the storey above.

Principal Building Height

1100 .9 All principal buildings and structures shall not exceed a height of 10.67 metres (35 feet) as measured from averaged, existing grade at the four corners of the building to the highest point of the building.

Detached Accessory Building Regulations

1100 .10 *Detached accessory buildings*:

a) shall not cover more than fifteen percent (15%) of the *site* area;

b) shall not exceed one *storey*;

c) shall not be located in the required *front yard*;

d) shall not exceed 3.6 metres (12 feet) measured from the finished floor to the highest point of the building;

e) shall not be enclosed on more than two sides, excluding the roof;

f) shall not have dormers;

g) shall not be located closer than 1 metre (3.28 feet) from the *principal building(s)*;

h) in the case of a carport, where the vehicle entry faces the *lane*, shall not be located closer to a *lane* than 6.71 metres (22 feet), less the width of such a *lane*; and,

i) shall not be located closer than 4.57 metres (15 feet) from the corner of a *site* at an intersection of streets, at the intersection of lanes or at the intersection of lanes or at the intersection of a street and a *lane.*

Off-Street Parking and Loading Requirements

1100 .11 Off-street parking shall be provided in accordance with the Off-Street Parking Regulation section of this Bylaw except:

a) parking shall not be permitted in the *front yard*;

b) no parking or maneuvering aisle shall be located within 0.40 metres (1.33 feet) of any side *site line;*

c) where a site abuts a *lane* 3.66 metres (12 feet) or more in width, all parking access is required from that *lane*;

d) one off-street loading space shall be required per *site*; and

e) notwithstanding the requirements in (d), the required off-street loading space may be shared with a visitor parking space provided a restrictive covenant is registered on title to the property, to the satisfaction of the *Director of Engineering*, to ensure the shared loading and visitor *parking spaces* are reserved and maintained for the uses for which they are required.

1100 .12 The Scooter provisions in Section 145.2 of the Zoning Bylaw shall not apply.

1100 .13 The Locked-in Lot provisions in Section 170.1 of the Zoning Bylaw shall apply, except where existing adjacent lots meet the following:

i. Has a minimum site area of 557.40 square metres (6,000 square feet) or greater; and,

ii. Has access from a lane with a minimum width of 4.87 metres (16.0 feet), or is a corner lot.

1101. Comprehensive Development District (808 Royal Avenue) (CD-101)

(BYLAW 8416, 2023)

1101 .1 The intent of this District is to allow a 20-storey mixed use academic and student housing development and to restrict residential uses to rental tenure.

Permitted Principal and Accessory Uses

1101 .2 The following principal and accessory uses are permitted in the CD-101 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.

(BYLAW 8575, 2026)

Permitted Principal Uses	Use Specific Regulations
College, university, technical and/or vocational school	
Student housing	✓
Child care in non-residential portion of the building	
Educational and philanthropic institutions	
Health clinics	
Housing units for the accommodation of caretakers and staff	
Parks and playgrounds	
Public libraries, public museums, public art galleries	
Restaurants	✓
Community recreational facilities	
Retail stores	
Government institutions including educational and judicial facilities	
Personal service establishments	

Permitted Accessory Uses	Use Specific Regulations
Accessory uses to permitted *principal uses*	

Rental Tenure

1101 .3 The tenure of the dwelling units for a *student housing* use is limited to residential rental tenure.

Definitions

1101 .4 Despite definitions elsewhere in the Bylaw, the following shall be defined as noted below for the purposes of this Zoning District:

1101 .5 **Residential rental tenure** means the granting of a right to occupy a dwelling unit as living accommodation where the minimum occupancy period is 30 consecutive days, or a lesser period in the case of an emergency need for accommodation, where the dwelling unit is not owned by a dwelling unit occupant, but where regular payments are made to the owner for the use of the dwelling unit.

1101 .6 **College, university, technical, vocational school** means a public post-secondary institution designated by and subject to the *College and Institute Act* and/or the *University Act.*

1101 .7 **Student housing** means the use of a building, or portion of a building, owned by a *college, university, technical and/or vocational school* for the purposes of students registered at and attending a public post-secondary institution.

1101 .8 **End of trip facilities** means facilities consisting of a minimum of two shower stalls and 16 storage lockers.

1101 .9 **Inactive uses** means residential units, academic or administrative office, mechanical, and storage uses.

Conditions of Use

1101 .10 *Student housing* shall be provided in a residential building that:

a) Employs noise attenuation measures to minimize disturbance to residents from proximate sources of noise; and,
b) Meets Step 4 of the Energy Step Code.

1101 .11 No more than three housing units for the accommodation of caretakers and staff shall be provided.

1101 .12 On the ground floor, uses within that portion of the building directly fronting Eighth Street and Agnes Street, and visible from these streets, shall not contain inactive uses.

1101 .13 Restaurants shall not include drive-in and drive-through restaurants. **(BYLAW 8575, 2026)**

Density

1101 .14 The total floor space ratio shall not exceed a factor of 10.8.

1101 .15 The maximum number of student housing beds shall be 368.

Principal Building Envelope

1101 .16 Maximum principal building height shall not exceed 77.0 metres (252.6 feet).

1101 .17 The site coverage of principal buildings measured at the first storey shall not exceed 3,150 square metres (33,906.3 square feet).

1101 .18 The site coverage of principal buildings measured at any point above the second storey shall not exceed 3,200 square metres (34,444.5 square feet).

1101 .19 The site coverage of principal buildings measured at any point above the eighth storey shall not exceed 2,850 square metres (30,677.1 square feet).

1101 .20 The site coverage of principal buildings measured at any point above the twelfth storey shall not exceed 1,250 square metres (13,454.9 square feet) excluding the area of any rooftop mechanical structures.

1011 .21 The minimum front setback (Royal Avenue) shall be 3.05 metres (10.0 feet).

1011 .22 The minimum side setbacks and rear setback shall be 0.0 metres (0.0 feet).

Off-Street Parking and Loading Requirements

1101 .23 Off-street vehicle parking shall be provided in accordance with the Off-Street Parking Regulation of this bylaw, except:

a) A minimum of 54 vehicle parking spaces shall be provided, inclusive of:
   i) 36 academic vehicle parking spaces;
   ii) 18 student housing vehicle parking spaces

b) A minimum of 10 required academic vehicle parking spaces shall feature an e*nergized level 2 outlet*;

1101 .24 Off-street accessible parking shall be provided in accordance with the Accessible Off-Street parking Regulations of this bylaw, except:

a) A minimum of 5 required academic vehicle parking spaces shall be *accessible*;
b) A minimum of 1 required academic vehicle parking space shall be *van accessible*;
c) A minimum of 2 *accessible* vehicle parking spaces shall feature an e*nergized level 2 outlet*;
d) A minimum of 1 required student housing vehicle parking space shall be *van accessible*;
e) *Accessible* vehicle parking spaces shall be within 15 metres of an accessible building entrance;
f) A maximum of 4 required *accessible* vehicle parking spaces shall be sized to a minimum width of 2.4 m., provided the space is located adjacent to a minimum width walkway of 1.5 m.

1101 .25 Off-street bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this bylaw, except:

a) A minimum of 105 *long term bicycle parking spaces* shall be provided for academic and residential use;
b) A minimum of 18 *short term bicycle parking spaces* shall be provided;
c) Access to a *bicycle storage facility* shall be within 30 metres of a building entrance;
d) *End of trip facilities* shall be provided on the second parkade level.

1101 .26 Off-street loading shall be provided in accordance with the Off-Street Loading Regulations section of this bylaw, except:

a) A minimum of 2 loading spaces shall be provided;
b) Loading access shall be provided via a second vehicle access.

1102. Comprehensive Development District (376 Keary Street) (CD-102)

(BYLAW 8404, 2023)

1102 .1 The intent of this zoning district is to allow a duplex dwelling in the Sapperton neighbourhood. Secondary suites are not permitted in this zoning district.

Permitted Uses

1102 .2 The following principal and accessory uses are permitted in the CD-102 zoning district. For uses accompanied by a checkmark, there are either Use Specific Regulations in the Conditions of Use contained within this zoning district or within the General Regulations or Special Conditions Sections of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
Residential community living;	
Single detached dwelling;	
Duplex;	
Women's transition house;	✓

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted *principal uses;*	
Child care;	✓
Home based business;	✓

Conditions of Use

1102 .3 Single detached dwellings shall only be permitted to RS-1 District standards.

Definitions

1102 .4 Despite definitions elsewhere in the Bylaw, the following shall be defined as noted below for the purposes of this Zoning District.

1102 .5 **Floor area** means the numerical value determined by measuring the horizontal cross-sectional area of all *principal buildings* on a site to the outside of the outer walls at each storey and calculating the total of all such areas:

a) including all areas used for attached, enclosed parking structures (garages); and,

b) excluding any area having a floor to ceiling height of 1.22 metres (4 feet) or less.

1102 .6 **Floor space ratio** means the numerical value determined by dividing the floor area on a site by the site area.

Density – Units

1102 .7 One duplex building containing two principal dwelling units.

Density – Principal Building Area

1102 .8 The floor space ratio for the principal building shall not exceed 0.60.

1102 .9 The maximum floor space ratio on a parcel may be increased by:

a) 0.01 if the building meets Step 3 of the Energy Step Code; or

b) 0.03 if the building meets Step 4 of the Energy Step Code; or

c) 0.05 if the building meets Step 5 of the Energy Step Code, or is a Passive House.

Site Area and Frontage

1102 .10 A site shall be not less than 557.40 square metres (6,000 square feet) in area and shall have a frontage of not less than ten percent (10%) of its perimeter.

Principal Building Envelope

1102 .11 All principal buildings and structures shall be sized and sited according to the following:

Regulation	Requirement
Minimum *Front Setback*	Twenty percent (20%) of the depth of the *lot* but need not exceed 5.79 metres (19 feet) or the average depth of the front setback of existing principal buildings on sites on either side of the site, whichever is less.
Minimum *Rear Setback*	7.62 metres (25 feet) or twenty percent (20%) of the depth of the site, whichever is less.
Minimum *Side Setback*	*Side setbacks* shall be provided on each side of not less than 1.52 metres (5 feet)
Maximum *Building Height*	7.62 metres (25 feet)
Maximum *Peak Height*	10.67 metres (35 feet)
Maximum *Site Coverage*	Thirty-five percent (35%)

Projections

1102 .12 Projections are permitted in accordance with the relevant provisions of the 'Projections into Yards' portion of the General Regulations section of this Bylaw.

Attached Accessory Structures

1102 .13 Attached decks, porches, balconies, greenhouses, parking structures or swimming pools shall be deemed to be accessory structures, and are permitted provided they comply with the following:

a) the combined area of all attached accessory structures shall not exceed ten percent (10%) of the site area;

b) shall not exceed one storey nor a height of 4.57 metres (15 feet) measured from the finished floor of such accessory structure;

c) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory structure;

d) shall be located not closer than a distance of 4.57 metres (15 feet) from the corner of a site at an intersection of a street and a lane; and,

e) shall be located not closer than 1.52 metres (5 feet) from any rear or side site line bounded by a street.

Detached Accessory Structures

1102 .14 Detached greenhouses, parking structures, sheds, gazebos or swimming pools shall be deemed to be accessory structures, and are permitted provided they comply with the following:

a) the combined area of all detached accessory structures shall not exceed ten percent (10%) of the site area;

b) detached accessory structures shall not exceed one storey;

c) shall not be located in the required *front yard*;

d) shall not exceed 3.6 metres (12 feet) measured from the finished floor to the highest point of the building;

e) shall not be enclosed on more than two sides, excluding the roof;

f) shall not have dormers;

g) shall not be located closer than 1 metre (3.28 feet) from the *principal building*;

h) in the case of a carport, where the vehicle entry faces the *lane*, shall not be located closer to a *lane* than 6.71 metres (22 feet), less the width of such a *lane*; and,

i) shall not be located closer than 4.57 metres (15 feet) from the corner of a *site* at an intersection of streets, at the intersection of lanes or at the intersection of a street and a *lane.*

Off-Street Parking and Loading

1102 .15 Off-Street parking shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw.

1103. 810 Agnes Street Comprehensive Zoning District (CD-103)

(BYLAW 8390, 2024)

1103 .1 The intent of this district is to allow for secured market residential development of a 33 storey residential building with 352 units and an attached public amenity facility.

Permitted Uses

1103 .1 In addition to the principal and accessory uses permitted in the Multiple Unit Residential District (High Density) (RM-6) zone, the following principal uses are permitted in the CD-103 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
Restaurants;	✓
Child care;	✓
Community recreation facilities;	✓
Personal service establishments;	✓
Public libraries, public museums, public art galleries;	✓
Retail stores;	✓
Art studios;	✓

(BYLAW 8575, 2026)

810 Agnes Street Comprehensive Zoning District (CD-103)

Conditions of Use

1103 .2 Conditions of uses within the Multiple Unit Residential District (High Density) (RM-6) zone are applicable.

1103 .3 Restaurants shall not include drive-in and drive-through restaurants; **(BYLAW 8575, 2026)**

1103 .4 Restaurants; Child care; Community recreation facilities; Personal service establishments; Public libraries, public museums, public art galleries; Retail stores; and Art studios uses are only permitted within the *community amenity space*. **(BYLAW 8575, 2026)**

Definitions

1103 .5 Despite regulations and definitions elsewhere in the bylaw the following shall be defined for the purposes of this Zoning District:

1103 .6 **Community Amenity Space** means the three dimensional area outlined in the drawings attached as a schedule to this district.

Density

1103 .7 The floor space ratio shall not exceed 9.45

1103 .8 The number of dwelling units shall not exceed 352.

Principal Building Envelope

1103 .9 All principal buildings and structures shall be sized and sited according to the following:

Regulation	Requirement
Minimum Front Setback (Blackie Street)	2.3 metres (7.55 feet)
Minimum Rear Setback	Not required.
Minimum Side Setback (Agnes Street)	2.3 metres (7.55 feet)
Minimum Side Setback (Victoria Street)	2.3 metres (7.55 feet)
Maximum Building Height	114 metres (374.02 feet)
Maximum Tower Floorplate	706.5 square metres(7,604 sq. ft.)

Projections

1103 .10 Projections are permitted in accordance with the relevant provisions of the 'Projections into Yards' portion of the General Regulations section of this Bylaw.

Height Exemptions

1103 .11 Exemptions to height and *setback* regulations shall be permitted in accordance with the provisions of the Height and Setback Exemptions sections of this bylaw.

Usable Open Space

1103 .12 *Usable open space* shall be provided in accordance with the Usable Open Space requirements in the General Regulations section of this Bylaw.

Accessory Building Regulations

1103 .13 *Accessory buildings* shall comply with the *Accessory Building* Regulations for *Multiple Unit Residential Uses* in the General Regulation Section of this Bylaw.

Fencing and Vision Clearance Requirements

1103 .14 Fencing shall comply with the provisions of the Fence and Vision Clearance Regulations section of this bylaw.

1103 .15 Vision clearance shall be maintained in accordance with the Fence and Vision Clearance Regulations section of this bylaw.

Off-Street Parking and Loading Requirements

1103 .16 Off-street vehicle parking shall be provided in accordance with the Off-Street Parking Regulation section of this bylaw, except:

a) A minimum of 169 vehicles parking spaces shall be provided inclusive of:

(i) 143 residential vehicle parking spaces;

(ii) 23 visitor vehicle parking spaces; and

(iii) 3 vehicle parking spaces reserved for use by users of the *community amenity space*.

1103 .17 *Accessible off-street parking* shall be provided in accordance with the Accessible Off-Street Parking Regulation section of this bylaw.

1103 .18 Off-street bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this bylaw, except:

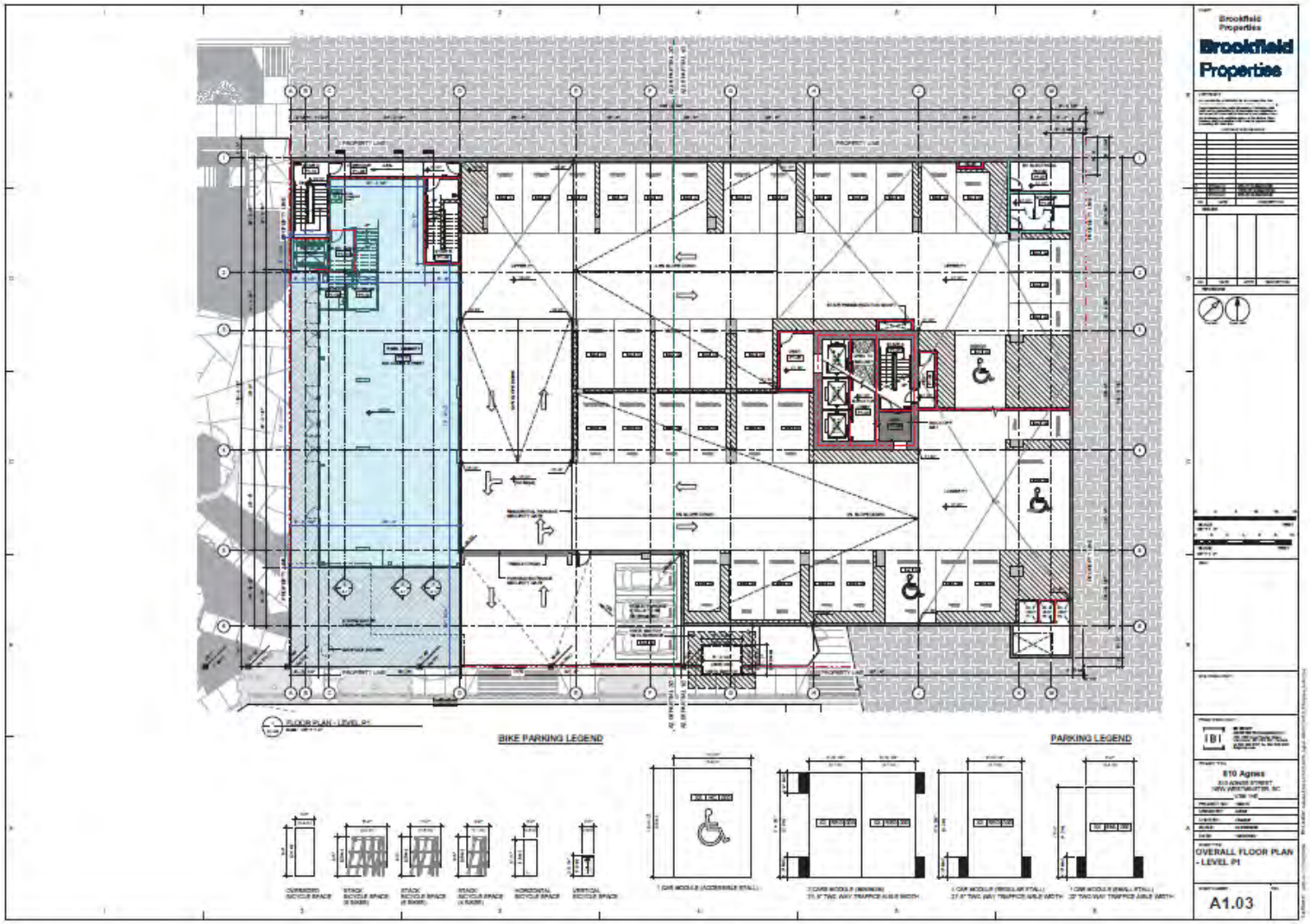
a) A minimum of 550 long term bicycle parking spaces shall be provided.

1103 .19 Off-Street loading shall be provided in accordance with the Off-Street Loading Regulations section of this bylaw.

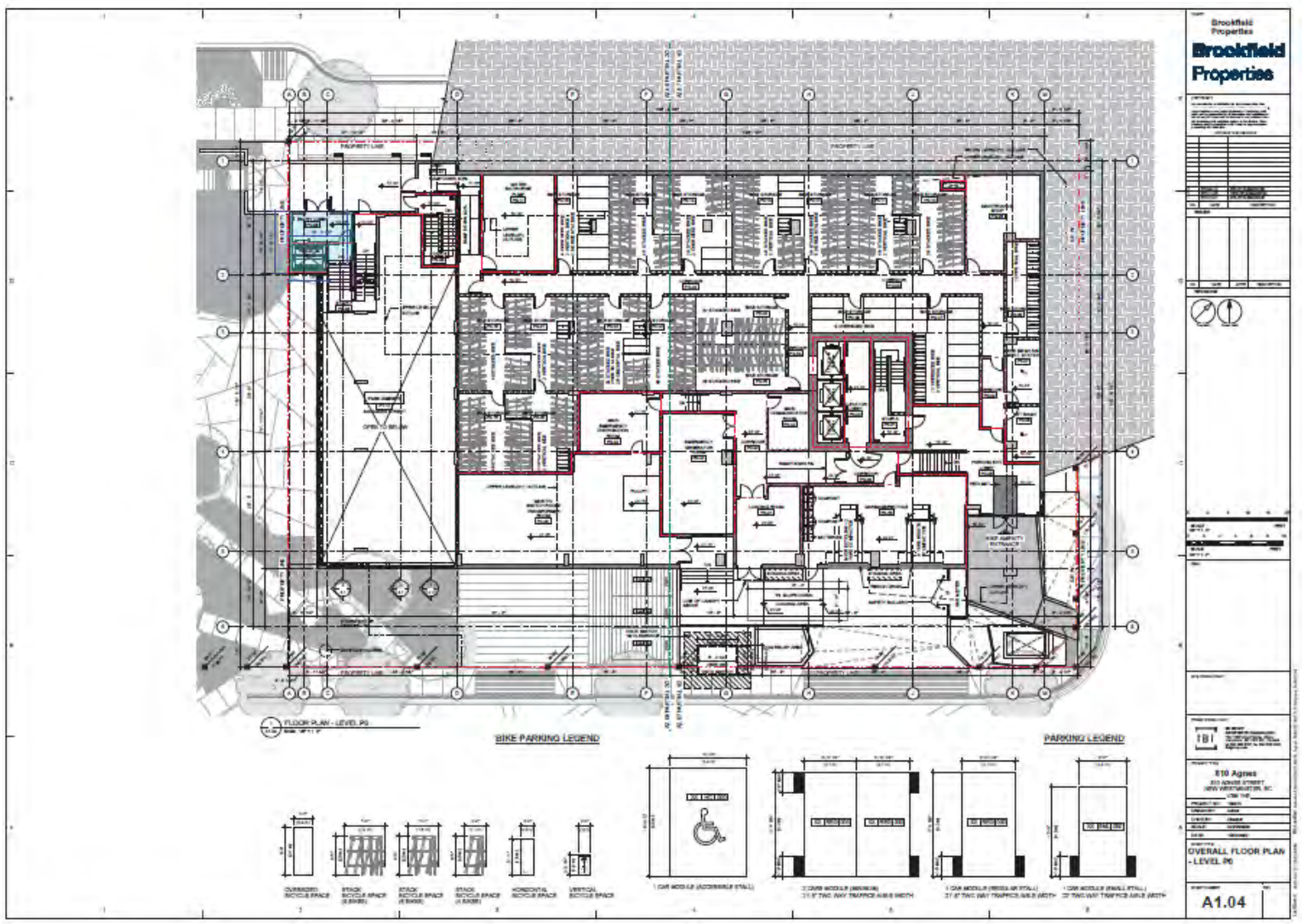
810 Agnes Street Comprehensive Zoning District (CD-103)

Schedule – Location of Community Amenity Space

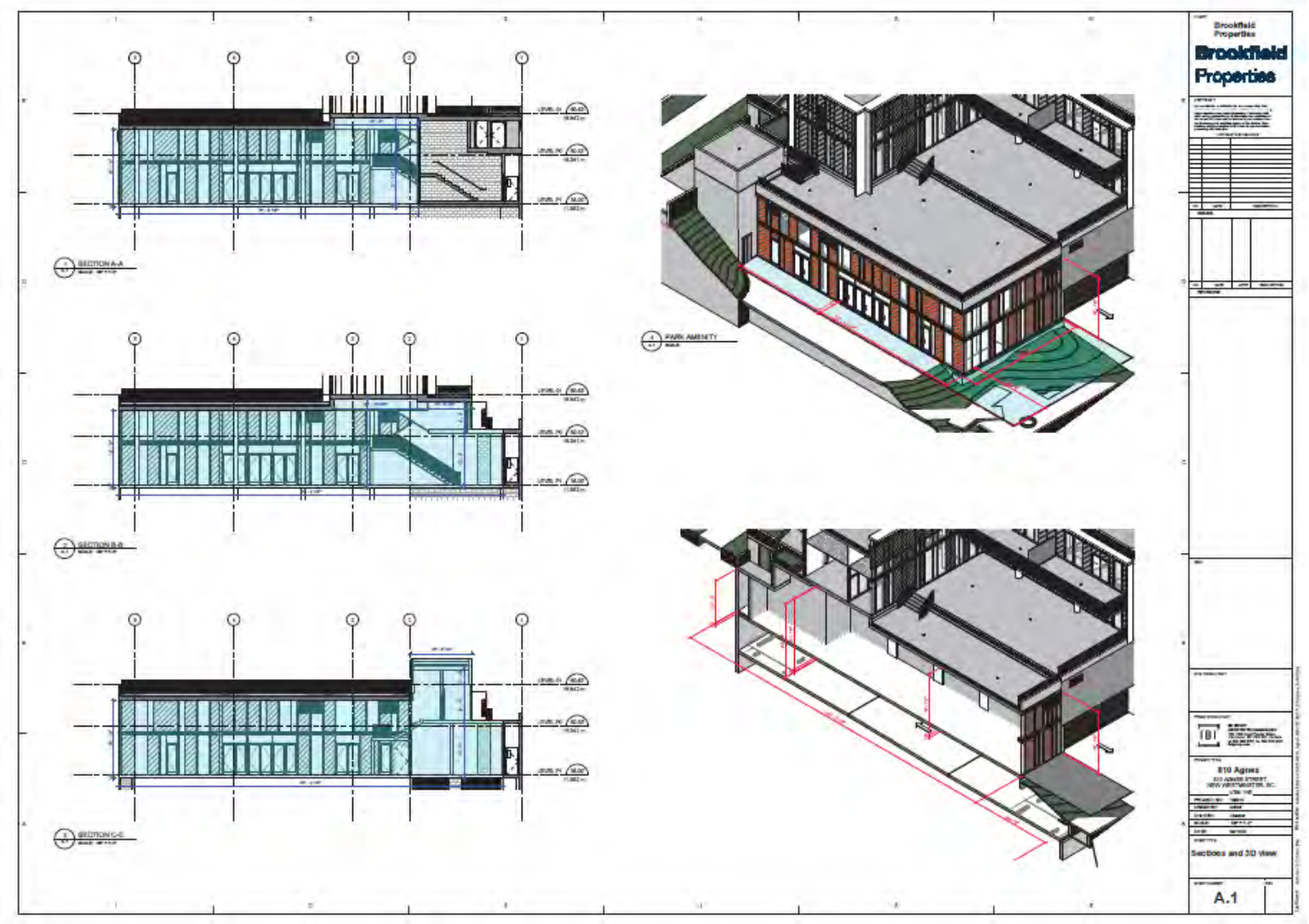
810 Agnes Street Comprehensive Zoning District (CD-103)



810 Agnes Street Comprehensive Zoning District (CD-103)



810 Agnes Street Comprehensive Zoning District (CD-103)



1104. Comprehensive Development District (902 First Street) (CD-104)

(BYLAW 8418, 2023)

1104 .1 The intent of this zoning district is to allow a duplex dwelling in the Glenbrooke North neighbourhood. Secondary suites are not permitted in this zoning district.

Permitted Uses

1104 .2 The following principal and accessory uses are permitted in the CD-104 zoning district. For uses accompanied by a checkmark, there are either Use Specific Regulations in the Conditions of Use contained within this zoning district or within the General Regulations or Special Conditions Sections of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
Residential community living;	
Single detached dwelling;	✓
Duplex;	
Women's transition house;	✓

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted *principal uses;*	
Child care;	✓
Home based business;	✓

Conditions of Use

1104 .3 Single detached dwellings shall only be permitted to RS-1 District standards.

Definitions

1104 .4 Despite definitions elsewhere in the Bylaw, the following shall be defined as noted below for the purposes of this Zoning District.

1104 .5 **Floor area** means the numerical value determined by measuring the horizontal cross-sectional area of all *principal buildings* on a site to the outside of the outer walls at each storey and calculating the total of all such areas:

a) including all areas used for attached, enclosed parking structures (garages); and,

b) excluding any area having a floor to ceiling height of 1.22 metres (4 feet) or less.

1104 .6 **Floor space ratio** means the numerical value determined by dividing the floor area on a site by the site area.

Density - Units

1104 .7 One duplex building containing two principal dwelling units.

Density – Principal Building Area

1104 .8 The floor space ratio for the principal building shall not exceed 0.60.

1104 .9 The maximum floor space ratio on a parcel may be increased by:

a) 0.01 if the building meets Step 3 of the Energy Step Code; or

b) 0.03 if the building meets Step 4 of the Energy Step Code; or

c) 0.05 if the building meets Step 5 of the Energy Step Code, or is a Passive House.

Site Area and Frontage

1104 .10 A site shall be not less than 557.40 square metres (6,000 square feet) in area and shall have a frontage of not less than ten percent (10%) of its perimeter.

Principal Building Envelope

1104 .11 All principal buildings and structures shall be sized and sited according to the following:

Regulation	Requirement
Minimum *Front Setback*	Twenty percent (20%) of the depth of the *lot* but need not exceed 5.79 metres (19 feet) or the average depth of the front setback of existing principal buildings on sites on either side of the site, whichever is less.
Minimum *Rear Setback*	7.62 metres (25 feet) or twenty percent (20%) of the depth of the site, whichever is less.
Minimum *Side Setback*	*Side setbacks* shall be provided on each side of not less than 1.52 metres (5 feet)
Maximum *Building Height*	7.62 metres (25 feet)
Maximum *Peak Height*	10.67 metres (35 feet)
Maximum *Site Coverage*	Thirty-five percent (35%)

Projections

1104 .12 Projections are permitted in accordance with the relevant provisions of the 'Projections into Yards' portion of the General Regulations section of this Bylaw.

Attached Accessory Structures

1104 .13 Attached decks, porches, balconies, greenhouses, parking structures or swimming pools shall be deemed to be accessory structures, and are permitted provided they comply with the following:

a) the combined area of all attached accessory structures shall not exceed ten percent (10%) of the site area;

b) shall not exceed one storey nor a height of 4.57 metres (15 feet) measured from the finished floor of such accessory structure;

c) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory structure;

d) shall be located not closer than a distance of 4.57 metres (15 feet) from the corner of a site at an intersection of a street and a lane; and,

e) shall be located not closer than 1.52 metres (5 feet) from any rear or side site line bounded by a street.

Detached Accessory Structures

1104 .14 Detached greenhouses, parking structures, sheds, gazebos or swimming pools shall be deemed to be accessory structures, and are permitted provided they comply with the following:

a) the combined area of all detached accessory structures shall not exceed ten percent (10%) of the site area;

b) detached accessory structures shall not exceed one storey;

c) shall not be located in the required *front yard*;

d) shall not exceed 3.6 metres (12 feet) measured from the finished floor to the highest point of the building;

e) shall not be enclosed on more than two sides, excluding the roof;

f) shall not have dormers;

g) shall not be located closer than 1 metre (3.28 feet) from the *principal building*;

h) in the case of a carport, where the vehicle entry faces the *lane*, shall not be located closer to a *lane* than 6.71 metres (22 feet), less the width of such a *lane*; and,

i) shall not be located closer than 4.57 metres (15 feet) from the corner of a *site* at an intersection of streets, at the intersection of lanes or at the intersection of a street and a *lane.*

Off-Street Parking and Loading

1104 .15 Off-Street parking shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw.

1106. Comprehensive Development District (422 Sixth Street) (CD-106)

(BYLAW 8398, 2023)

1106 .1 The intent of this district is to allow for high rise commercial and mixed use development including pedestrian-oriented commercial businesses, and multi-unit residential. Transitional housing and supportive housing are permitted in this zoning district.

Comprehensive Development District (422 Sixth Street) (CD-106) Regulations

1106 .2 Development in the CD-106 zoning district shall comply with the regulations and requirements of the Community Commercial Districts (High Rise) (C-3) or (C-3A), except:

a) *Supportive housing* shall be a permitted use; and
b) *Transitional housing* shall be a permitted use.

Definitions

1106 .3 For the purposes of this (CD-106) District:

"Supportive Housing" means housing units in a purpose designed building that provide long-term housing, often without a time limit as to the length of stay, to enable occupants to live more independently within the community. This type of housing incorporates a rage of support services which address the needs of the occupants.

"Transitional Housing" means housing units in a purpose designed building that are viewed as an interim housing step with occupants moving to more permanent housing once their situation has stabilized. This type of housing accommodates stays from 30 days to 36 months and incorporates a range of support services which address the needs of occupants. It does not include a detoxification or medical facility.

1107 Comprehensive Development District (909-915 Twelfth Street) (CD-107)

(BYLAW 8400, 2024)

1107 .1 The intent of this zoning district is to allow a five storey multiple unit residential building with 40 units.

Permitted Principal and Accessory Uses

1107 .2 In the CD-107 District, the principal and accessory uses permitted in the Multiple Dwelling Districts (Low Rise) (RM-2) zone and no other uses, shall be permitted.

Density

1107 .3 The *floor space ratio* shall not exceed 2.5.

1107 .4 The number of *dwelling units* shall not exceed 40.

Building Envelope

1107 .5 All buildings and structures shall be sized and sited according to the following:

Regulation	Requirement
Minimum Front Setback (Twelfth Street)	**3 metres (9.83 feet); and 6.2 metres (20.34 feet) above the third storey**
Minimum Rear Setback (East)	**3.6 metres (11.8 feet); 6.4 metres (21 feet) at the third storey; and 8.6 metres (28.2 feet) above the third storey**
Minimum Side Setback (London Street)	**2.4 metres (7.87 feet)**
Minimum Side Setback (Lane)	**1.5 metres (4.83 feet)**
Maximum Site Coverage	**Seventy percent (70%)**

Regulation	Requirement
Maximum Building Height	**The height of a building shall not exceed 16.15 metres (53 feet); the elevator overrun and stairwell access may project an additional 4.57 metres (15 feet) provided they do not cover more than ten percent (10%) of the roof area of the building**

1107 .6 The building line requirements in Section 180 shall not apply.

Off-Street Parking and Loading Requirements

1107 .7 Off-street parking shall be provided in accordance with the Off-Street Parking Regulations section of this bylaw.

1107 .8 Bicycle parking shall be provided in accordance with the Bicycle Parking Regulations section of this bylaw.

1107 .9 Off-street loading shall be provided in accordance with the Off-Street Loading Regulations section of this bylaw, except that:

(a) One loading space shall be provided.

1109 Comprehensive Development District (145-209 East Columbia Street) (CD-109)

(BYLAW 8429, 2024)

1109 .1 The intent of this District is to allow a six-storey development having retail uses on the ground floor, office uses on the second floor, and rental residential units, with residential uses limited to rental tenure, above.

Permitted Principal and Accessory Uses

1109 .2 The following uses shall only be permitted on the floor specified in the CD-109 zoning district.

Floor	Uses Permitted
Ground Floor	All uses permitted in the C-2A District except, *taxi offices, commercial schools* and *residential uses*. *Self-improvement schools, food and beverage manufacturing,* and *lounge endorsement area* shall also be permitted. *Business and professional offices* shall not be permitted, with the exception of financial institutions, insurance brokerages, medical and dental clinics, and real estate offices.
Second Floor	All uses permitted in C-2A.
Above Second Floor	*Multiple dwellings* and only *home based business* as an *accessory use*.

Rental Tenure

1109 .3 The tenure of the dwelling units for *multiple dwelling* use is limited to *residential rental tenure*.

Conditions of Use

1109 .4 Medical and dental clinics shall only be permitted on the ground floor if they:

a) Occupy less than or equal to 62.5% of the total number of ground floor commercial rental units.

1109 .5 *Food and beverage manufacturing* must include a retail component.

1109 .6 *Lounge endorsement area* shall only be permitted as an accessory use to *food and beverage manufacturing.*

1109 .7 All ground floor commercial uses shall adhere to the Official Community Plan East Columbia Street Commercial Corridor Development Permit Area Guidelines, as amended from time to time, in regards to creating "eyes on the street" through the use of transparent windows with no tint, reflective, or opaque glass.

Density

1109 .8 The total *floor space ratio* shall not exceed a factor of 4.0.

1109 .9 99 secured rental residential dwelling units shall be provided.

Principal Building Envelope

1109 .10 All *principal buildings* and *structures* shall be sited and sized according to the following:

Regulation	Requirement
Minimum *front setback* (East Columbia Street)	3.0 metres (9.8 feet)
Minimum *rear setback* (West)	3.0 metres (9.8 feet)
Minimum *side setback*	0.0 metres (0.0 feet)
Maximum *building height*	26.0 metres (85.3 feet)

1109 .11 The minimum *front setback* requirement shall apply to the ground floor only.

1109 .12 Pilasters and columns shall be permitted to project from the building into the required *front setback* no more than 0.15 metres (0.5 feet).

1109 .13 The building line requirements in Section 180 shall not apply.

Off-Street Parking and Loading Requirements

1109 .14 Off-street vehicle parking shall be provided in accordance with the Off-Street Parking Regulation of this bylaw, except that:

a) The total number of compact parking spaces must not be greater than 40% of the total number of required *off-street parking spaces*.

1109 .15 Off-street accessible parking shall be provided in accordance with the Accessible Off-Street Parking Regulations of this bylaw, except that:

a) The minimum width of *accessible off-street parking spaces* shall be 2.4 m. (7.9 ft.); and,
b) A shared access aisle shall be provided between two *accessible off-street parking spaces* to a minimum width of 1.5 m. (4.9 ft.).

1109 .16 Off-street bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this bylaw, except that:

a) The entire interior of the *bicycle storage facility* shall be within 45 metres (147.6 feet) of a building entrance; and,

b) *Long term bicycle parking* spaces provided in individual *bicycle lockers* shall be at least 0.0 metres away from the edge of the nearest bicycle parking space.

1109 .17 Off-street loading shall be provided in accordance with the Off-Street Loading Regulations section of this bylaw, except that:

a) A minimum of two loading spaces shall be provided;
b) Loading access shall be provided via a second vehicle access.

1111. Comprehensive Development District (1923 & 1927 Marine Way) (CD-111)

(BYLAW 8466, 2024)

1111 .1 The intent of this zoning district is to allow a multiple unit residential rental development, or development reflecting the standards of Neighbourhood Single Detached Residential Districts (NR-2).

1111 .2 Unless developing an *apartment building* or *multiple dwelling* project, development of sites zoned CD-111 shall instead comply with the regulations and requirements of Neighbourhood Single Detached Residential Districts (NR-2).

Permitted Principal and Accessory Uses

1111 .3 In addition to the permitted uses under the NR-2 schedule, the following principal and accessory uses are permitted in the CD-111 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
Apartment buildings* or *multiple dwellings	✓

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted *principal uses*	

Conditions of Use

1111 .4 An *apartment building* or *multiple dwelling* use shall comply with the following:

(a) The tenure of dwelling units is limited to *residential rental tenure*;

(b) All dwelling units are secured by a Housing Agreement for the purposes of requiring ownership and operation by a non-profit society; ensuring the units would not be stratified; and ensuring the level of affordability is maintained for 60 years or the life of the building, whichever is greater.

1111 .5 An *apartment building* or *multiple dwelling* use is permitted only if the lot, parcel, or other area of land on which the use is located abuts both of the following:

(a) Dedicated public lanes having a width not less than 6.0 metres (19.69 feet);

(b) A dedicated highway along the site frontage having a width sufficient to accommodate, to the reasonable satisfaction of the Director of Engineering, a sidewalk, boulevard, and all necessary municipal services to any relevant standards established by bylaw, provided that municipal services may be located within a statutory right-of-way registered in favour of the City, rather than a dedicated highway.

Density

1111 .6 The *floor space ratio* for an *apartment building* or *multiple dwelling* use shall not exceed 4.0.

1111 .7 For certainty, any dedications of land shall be applied prior to calculating *floor space ratio*.

Principal Building Envelope

1111 .8 All *principal buildings* and *structures* consisting of an *apartment building* or *multiple dwelling* use shall be sized and sited according to the following:

Regulation	Requirement
Minimum Front Setback	**2.44 metres (8 feet)**
Minimum Rear Setback	**0.61 metres (2 feet)**
Minimum Side Setback	**2.44 metres (8 feet)**
Maximum Site Coverage	**No maximum site coverage**
Maximum Building Height	**12 storeys**

1111 .9 The portion of the building used for a parkade may be permitted to extend into the side setbacks provided that it is compliant with the Multiple Unit Residential Development Permit Area guidelines.

Family-Friendly Housing

1111 .10 The Family-Friendly Housing provisions under Section 190.21.3 of this Bylaw shall not apply.

Off-Street Parking and Loading Requirements

1111 .11 *Off-street parking* shall be provided in accordance with the Off-Street Parking Regulations section of this Bylaw.

1111 .12 *Accessible off-street parking* shall be provided in accordance with the Accessible Off-Street Parking Regulations section of this Bylaw.

1111 .13 Off-street bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this Bylaw.

1111 .14 Off-street loading shall be provided in accordance with the Off-Street Loading Regulations section of this Bylaw.

1118. Comprehensive Development District (102-128 East Eighth Avenue & 721 Cumberland Street) (CD-118)

(BYLAW 8394, 2025)

1118 .1 The intent of this district is to, in combination with the design guidelines for infill townhouses within the Official Community Plan, allow infill townhouses that integrate well into existing residential neighbourhoods.

Permitted Uses

1118 .2 The following *principal* and *accessory uses* are permitted in the CD-118 zoning district. For uses accompanied by a checkmark, there are either Use Specific Regulations in the Conditions of Use within this zoning district or within the General Regulations or Special Conditions Sections of this bylaw.

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

Permitted Accessory Uses	Use Specific Regulations
***Uses* accessory to any permitted *principal uses*;**	✓
Home based businesses;	✓

Conditions of Use

1118 .3 A *single detached dwelling* shall conform to the regulations in the RS-2 zoning district.

Definitions

1118 .4 Despite definitions elsewhere in the Bylaw, the following shall be defined as noted below for the purposes of this Zoning District:

1118 .5 **Building height** means the vertical distance as measured from averaged, existing grade at the four corners of the building to the highest point of the building.

Comprehensive Development District (102-128 East Eighth Avenue & 721 Cumberland Street) (CD-118)

Density

1118 .6 The *floor space ratio* for the principal buildings shall not exceed 1.03.

1118 .7 Notwithstanding s. 1118.4, the maximum *floor space ratio* for the principal buildings may be increased by 0.02 if the buildings meet Step 5 of the *Energy Step Code*.

1118 .8 A basement shall not extend beyond the walls of the storey above.

1118 .9 For the purposes of this district, basement shall mean the lowest storey of a unit which, on the side of the unit with the highest existing grade level, shall not, at any point along that side of the unit, be more than 1 metre (3.28 feet) above the existing grade level.

Principal Building Envelope

1118 .10 All *principal buildings* and *structures* shall be sited and sized according to the following:

Regulation	Podium
Minimum *front setback* (East Eighth Avenue)	4.27 metres (14 feet)
Minimum *side setback* (Cumberland Street)	1.83 metres (6 feet)
Minimum *side setback* (York Street)	1.83 metres (6 feet)
Minimum *rear setback* (lane)	7.62 metres (25 feet)
Maximum *building height*	10.67 metres (35 feet)
Maximum *site coverage*	41%

Detached Accessory Building Regulations

1118 .11 *Detached accessory buildings*:

a) shall not cover more than fifteen percent (15%) of the *site* area;

b) shall not exceed one *storey*;

c) shall not be located in the required *front yard*;

d) shall not exceed 3.6 metres (12 feet) measured from the finished floor to the highest point of the building;

e) shall not be enclosed on more than two sides, excluding the roof;

f) shall not have dormers;

g) shall not be located closer than 1 metre (3.28 feet) from the *principal building(s)*;

h) in the case of a carport, where the vehicle entry faces the *lane*, shall not be located closer to a *lane* than 6.71 metres (22 feet), less the width of such a *lane*; and,

i) shall not be located closer than 4.57 metres (15 feet) from the corner of a *site* at an intersection of streets, at the intersection of lanes or at the intersection of lanes or at the intersection of a street and a *lane.*

Off-Street Parking and Loading Requirements

1118 .12 Off-street parking shall be provided in accordance with the Off-Street Parking Regulation section of this Bylaw except:

a) parking shall not be permitted in the *front yard*;

b) one off-street loading space shall be required per *site*; and

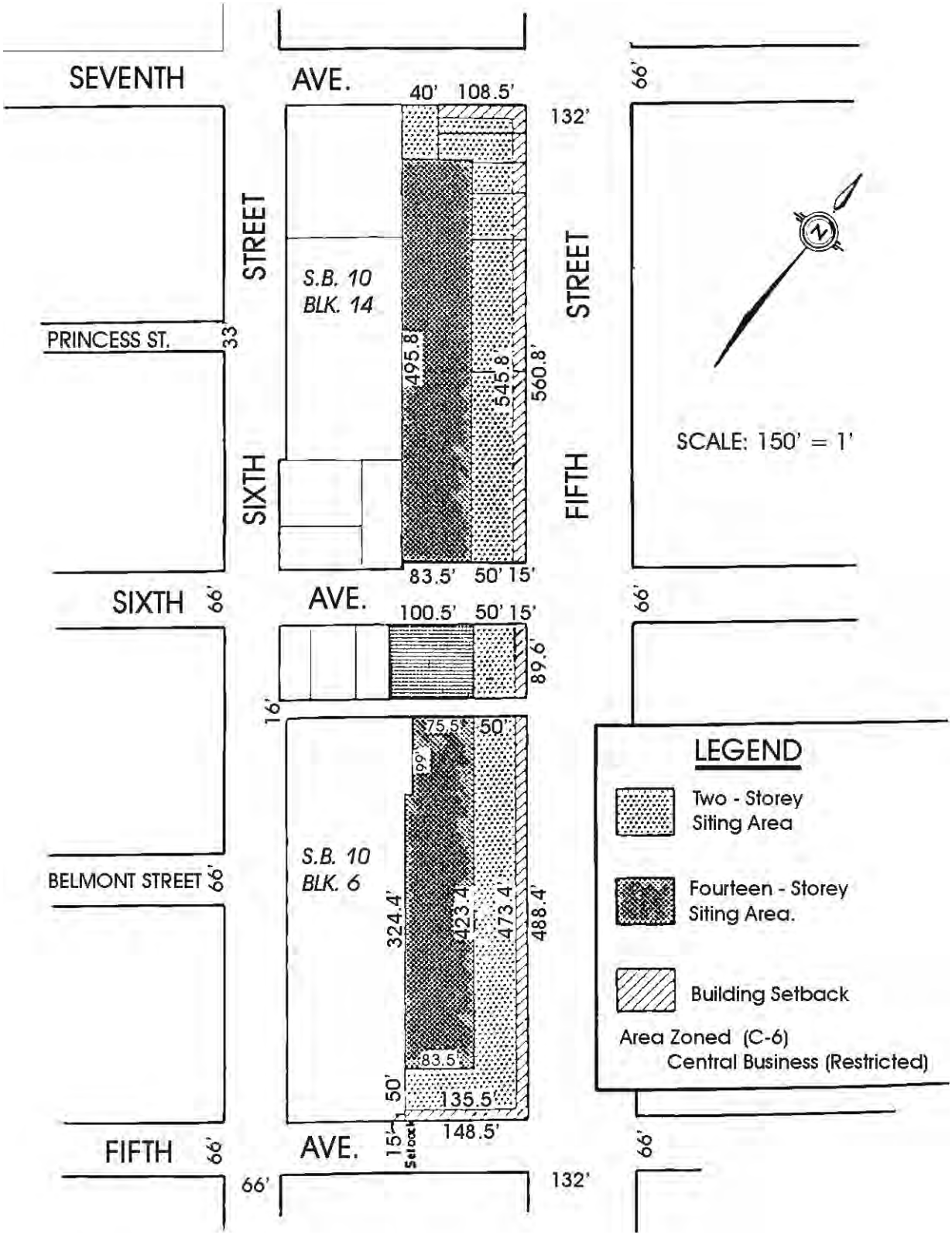
c) notwithstanding the requirements in (d), the required off-street loading space may be shared with a visitor parking space provided a restrictive covenant is registered on title to the property, to the satisfaction of the *Director of Engineering*, to ensure the shared loading and visitor *parking spaces* are reserved and maintained for the uses for which they are required.

1118 .13 The Scooter provisions in Section 145.2 of the Zoning Bylaw shall not apply.

Appendix A - Zoning Map

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

Appendix B - Site Plan No. 1


SEVENTH
AVE.
40'
108.5'
132'
66'
STREET
S.B. 10
BLK. 14
PRINCESS ST.
33
495.8'
545.8'
560.8'
STREET
SIXTH
FIFTH
SCALE: 150' = 1'
83.5'
50'
15'
SIXTH
66'
AVE.
100.5'
50'
15'
89.6'
16'
75.5'
50'
99'
LEGEND
Two - Storey
Siting Area
S.B. 10
BLK. 6
Fourteen - Storey
Siting Area.
BELMONT STREET
66'
324.4'
423.4'
473.4'
488.4'
Building Setback
Area Zoned (C-6)
Central Business (Restricted)
83.5'
50'
135.5'
148.5'
15'
Setback
FIFTH
66'
AVE.
66'
132'
66'

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 liveaboard 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 liveaboard 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	249	624 Columbia Street	11
227	752 Columbia Street	8	250	618 Columbia Street	10
228	738 Columbia Street	10	251	600 Columbia Street	22
229	728 Columbia Street	14	252	554 Columbia Street	7
232	716 Columbia Street	3	253	553 Front Street	2
233	712 Columbia Street	2	253A	535 Front Street	2
234	710 Columbia Street	3		544 Columbia Street	11
236	700 Columbia Street	8	256	530 Columbia Street	12
239	678 Columbia Street	8	258	430 Columbia Street	8
240	668 Columbia Street	12	260	502 Columbia Street	42
243	660 Columbia Street	9	266A	424 Columbia Street	9
244	652 Columbia Street	6	267	Columbia Street	--
245	646 Columbia Street	7	269	418 Columbia Street	2
248	638 Columbia Street	11	269A	416 Columbia Street	3

Roll No.	*Property Address*	*No. of Spaces*
269B	408 Columbia Street	5
272A	360 Columbia Street	3
275A	340/346 Columbia Street	12
276A	330 Columbia Street	6
278A	318 Columbia Street	4
278B	314 Columbia Street	2
341	808 Carnarvon Street	2
342	46 Blackie Street	2
343	40 Blackie Street	4
	811 Columbia Street	8
351	743 Columbia Street	9
352	741 Columbia Street	4
353	731 Columbia Street	6
354	40 Begbie Street	10
355	740 Carnarvon Street	12
356	48 Begbie Street	3
357	713 Columbia Street	21
358	701 Columbia Street	7
358A	705/7 Columbia Street	6

Roll No.	*Property Address*	*No. of Spaces*
360	620 Carnarvon Street	5
370	Carnarvon Street	3
372	628 Carnarvon Street	3
374	616 Carnarvon Street	1
375	612 Carnarvon Street	2
376	50 Sixth Street	5
378	36 Sixth Street	2
380	615 Clarkson Street	
381	623/5 Clarkson Street	1
382	627/9 Clarkson Street	1
383	41 McKenzie Street	1
384	635 Clarkson Street	4
385	28 Sixth Street	4
386	601 Columbia Street	5
387	607 Columbia Street	4
388	611 Columbia Street	5
389	615 Columbia Street	10
	625 Columbia Street	11
391	635 Columbia Street	12

Roll No.	*Property Address*	*No. of Spaces*
	649 Columbia Street	18
394	659 Columbia Street	6
395	671 Columbia Street	6
396	665 Columbia Street	6
397	681 Columbia Street	12
398	549 Columbia Street	89
403	513 Columbia Street	8
405	511 Columbia Street	11
406	445 Columbia Street	8
408	435 Columbia Street	8
409	425 Columbia Street	8
410	411 Columbia Street	6
411	401 Columbia Street	5
412	337 Columbia Street	10
434	305 Columbia Street	12
438	315 Columbia Street	3
440	319 Columbia Street	4
441	29/31 Blackwood Street	5
452	207 Columbia Street	11
453	213 Columbia Street	2
453A	221 Columbia Street	1
454	Columbia Street	6
455	223 Columbia Street	3
456	125 Columbia Street	2
608	62 Lorne Street	1
608A	706 Victoria Street	1
609	721 Carnarvon Street	3
610	725 Carnarvon Street	4
611A	737 Carnarvon Street	11
614	759 Carnarvon Street	4
615	55 Eighth Street	3
631	56 Sixth Street	13
635	630 Carnarvon Street	1
636	Victoria Street	1
1277	35 Sixth Street	7
1278	39 Sixth Street	1
1280	47 Sixth Street	2
1397	765 Columbia Street	8

Roll No.	*Property Address*	*No. of Spaces*	*Roll No.*	*Property Address*	*No. of Spaces*
1398	37 Eighth Street	2	1404	42 Eighth Street	6
1399	41 Eighth Street	2	1408	50 Eighth Street	5
1400	Eighth Street	3	16001		1
1403	801 Columbia Street	4			803

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 – Deleted (BYLAW 8154, 2021)

APPENDIX H - Liquor Primary Licenses Current as of June 27, 2022

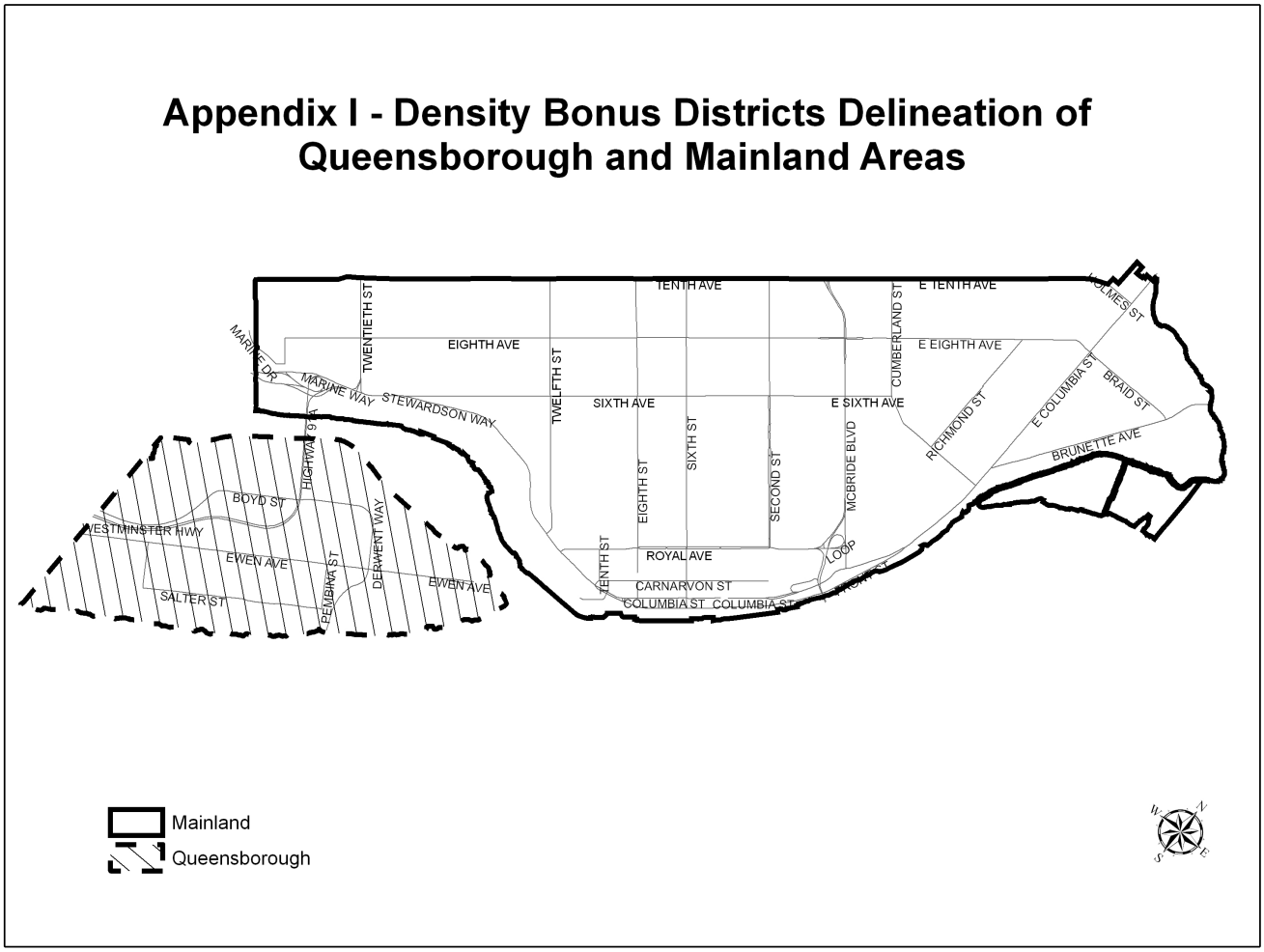
(BYLAW 7946, 2017; 8227, 2020; 8255, 2021; 8341, 2022)

Business Name	Civic Address	Occupant Load	Legal Description
'Brooklyn Tap and Grill'	250 Columbia Street	150	LOT 19 BLOCK 7 PLAN 35154
'Capital City Arcade Inc.'	Unit A – 457 East Columbia Street	50	LOT 3, NEW WEST DISTRICT, PLAN NWP2620 SUBURBAN BLOCK 3, OF LOT 13 PID: 002-139-871
'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

Business Name	Civic Address	Occupant Load	Legal Description
'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 WESTMNSTER DISTRICT PLAN EPP16991
'Inn at New Westminster Quay'	900 Quayside Drive	100	LOT 1 DISTRICT LOTS 3980 and 3981 AND 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
'Massey Theatre Society'	735 Eighth Avenue	1,819 (which can be increased by 364 provided that the additional occupants are solely in the Studio 1C gymnasium)	LOT A, DISTRICT LOT 2055, NEW WEST DISTRICT, PLAN EPP109420, GROUP 1, & DL 5678
'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
'The Metro Events Inc.'	759 Carnarvon Street	400 persons and fixed-seating with an occupant load of 243 seats	LOT 13, BLOCK 24, NEW WEST DISTRICT, PLAN NWP2620 EXC: EASTERLY 22.06' HAVING A FRONTAGE OF 22.06' ON CARNARVON STREET BY FULL DEPTH OF LOT & ADJOINING LOT 12.
'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	631 Sixth Street	145	LOT A SUBURBAN BLOCK 6 NEW

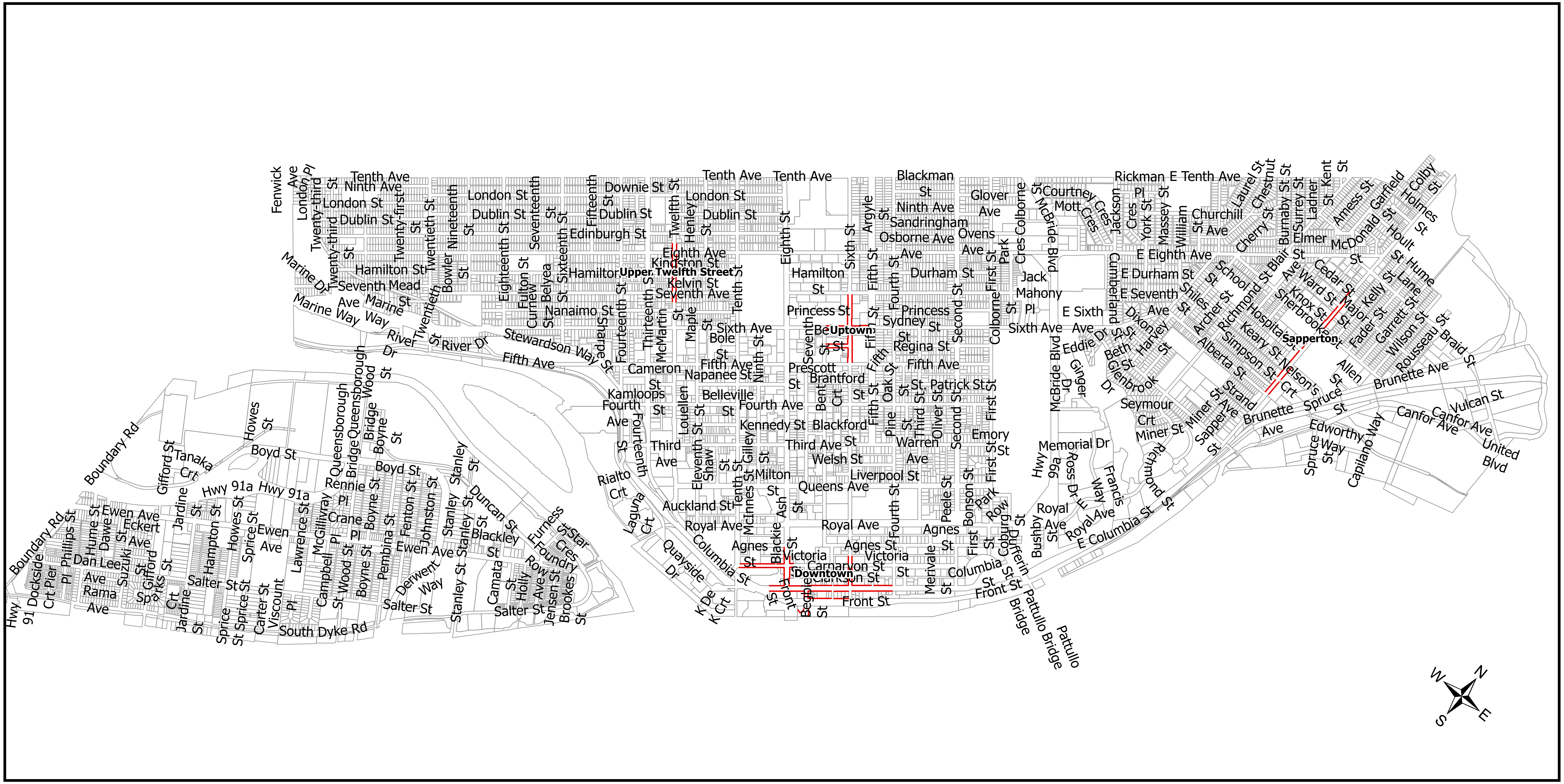
Business Name	Civic Address	Occupant Load	Legal Description
Legion No.2'			WESTMINSTER PLAN 59975
'Royal City Curling Club'	75 East Sixth Avenue	260	LOT 87 SUBURBAN BLOCKS 4 AND 13 PLAN 28208
'Royal Westminster Regiment Messes'	530 Queens	215	NEW WEST DISTRICT GROUP 1 ARMOURIES – TIPPERARY PARK. RESERVED 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 'Clancy's Pub'	140 Sixth Street	780	PARCEL "A" (REFERENCE PLAN 12892) OF THAT PARCEL LYING BETWEEN ROYAL AND QUEENS AVENUES AND SIXTH AND SEVENTH STREETS SHOWN MARKED "SCHOOL" ON PLAN 2620
Dormant 'Queens Motor Hotel'	1110 Ewen Avenue	301	LOT A DISTRICT LOT 757 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP45063
Dormant Formally known as 'Westminster Club'	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.

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

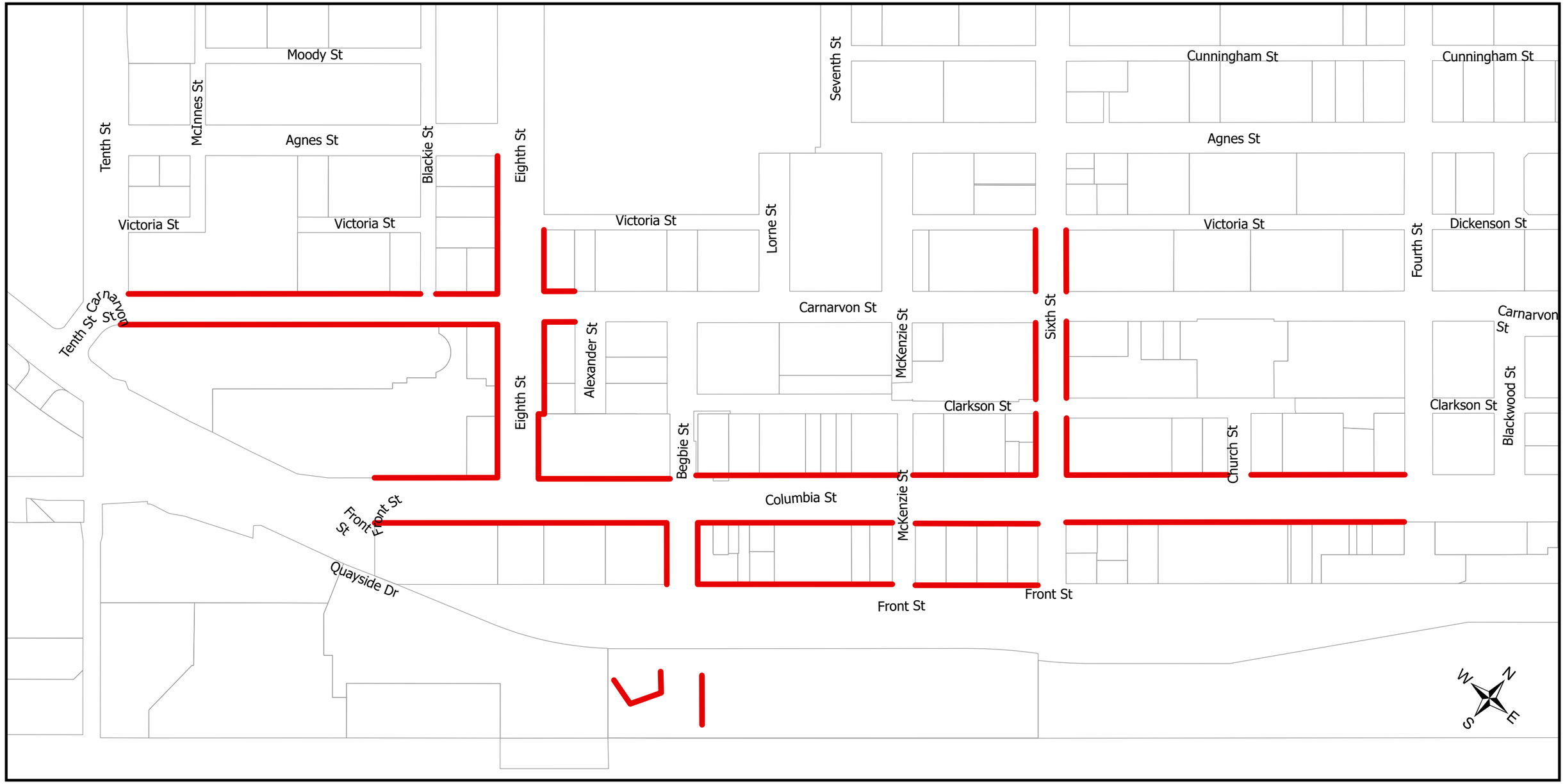


Appendix J – Deleted (BYLAW 8184, 2020)

Appendix K – Active Frontage Overlay

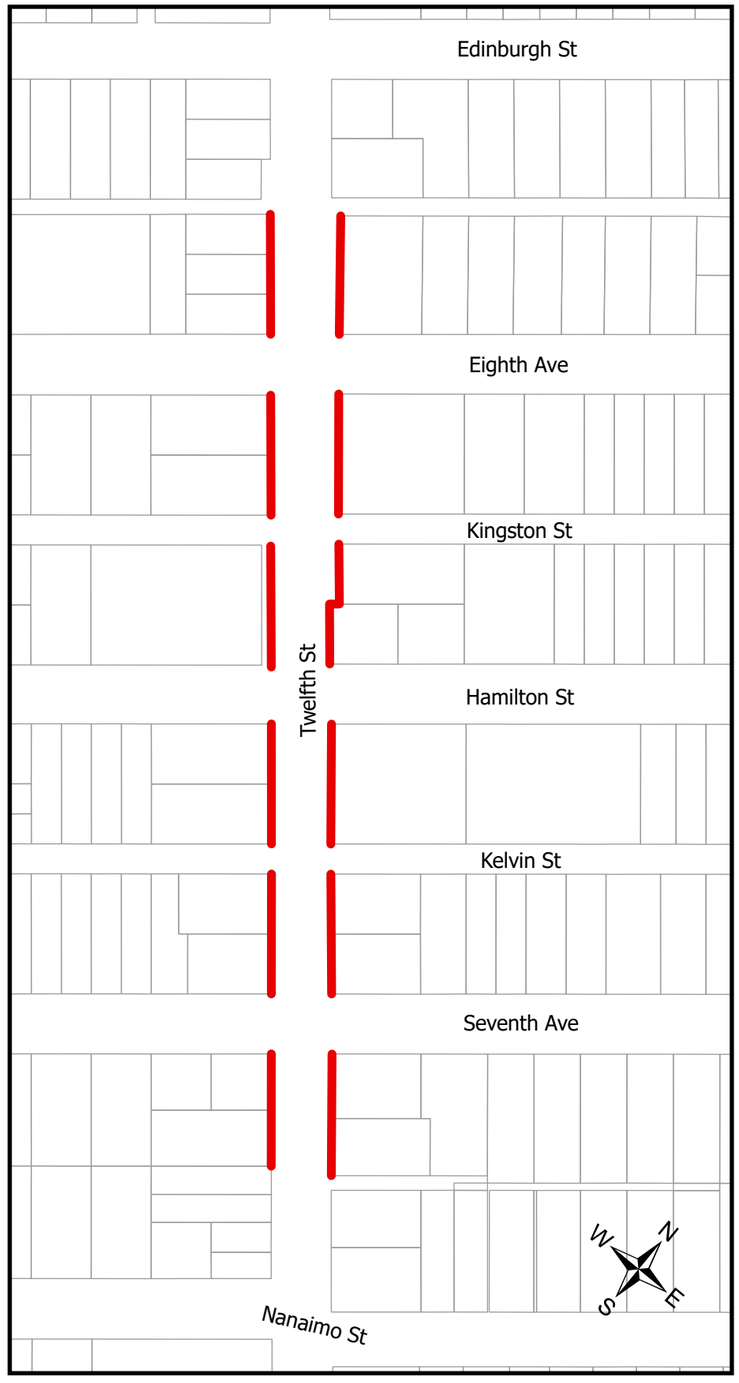


Core Great Street Areas - Active Frontage

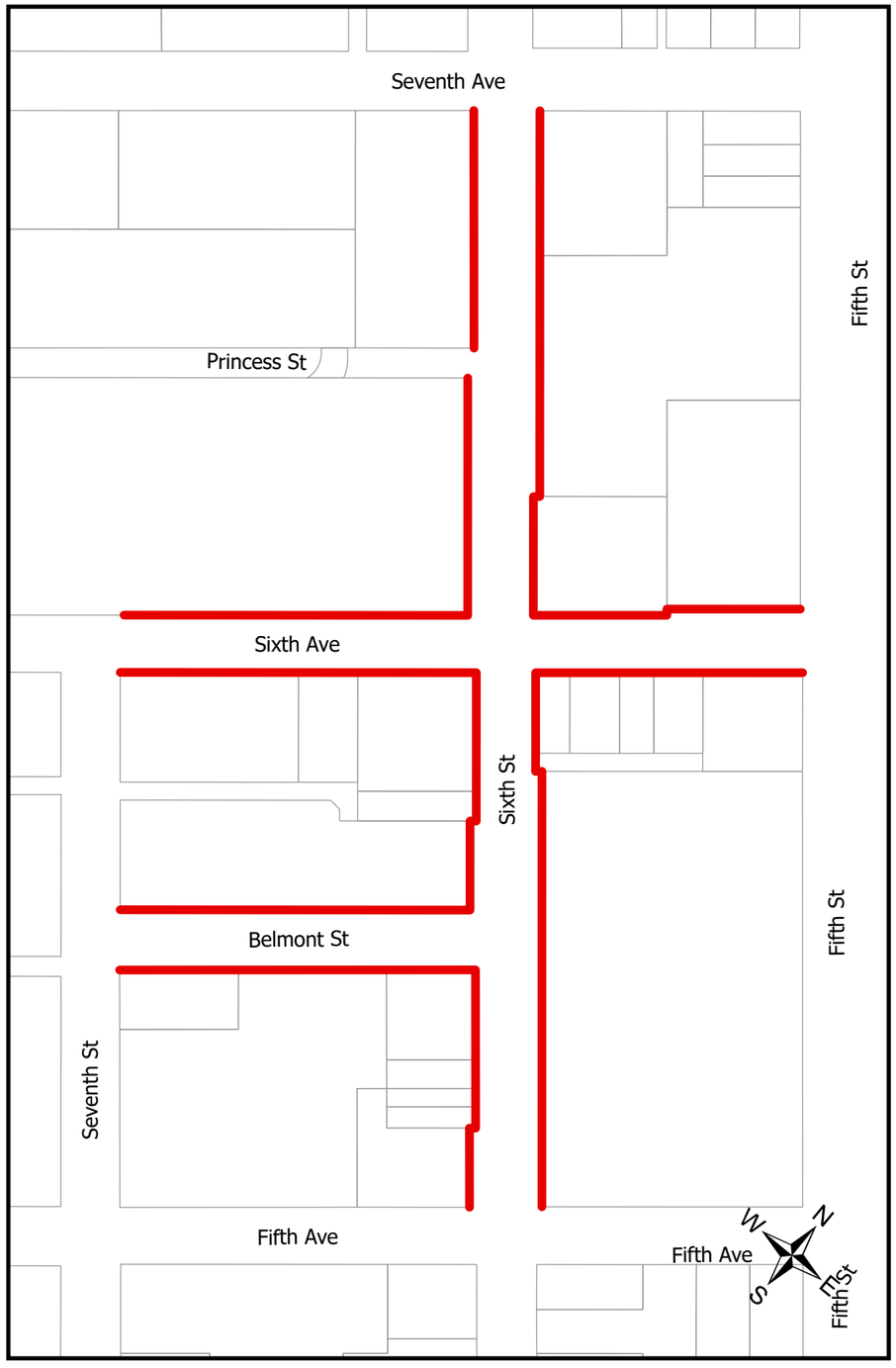


Downtown

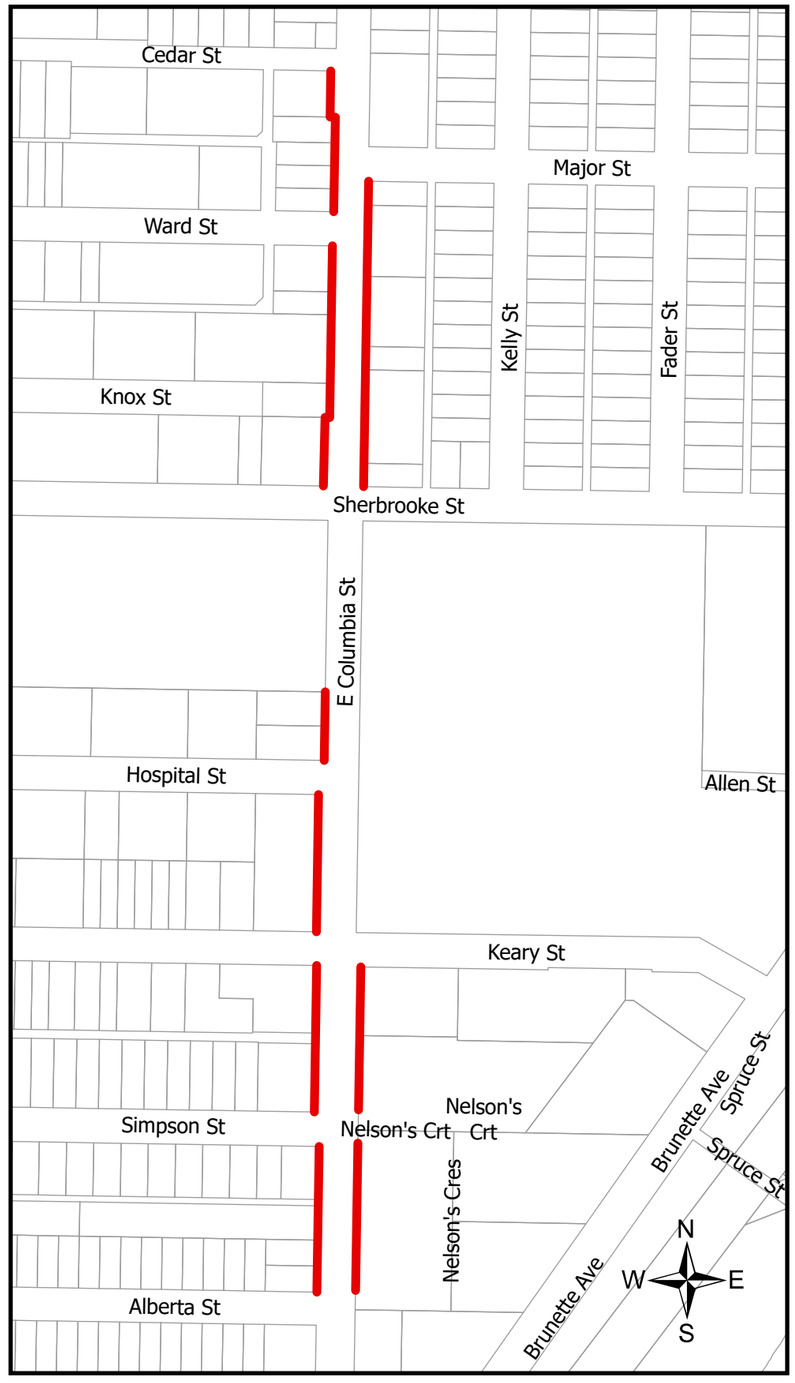
Active Frontage



Upper Twelfth Street



Uptown



Sapperton

Active Frontage