

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING BYLAW NO. 6680, 2001, AMENDMENT BYLAW (NON-PROFIT HOUSING DEVELOPMENT) NO. 8502, 2025

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Bylaw No. 6680, 2001, Amendment Bylaw (Non-Profit Housing Development) No. 8502, 2025”.

2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:

a) Adding the following under Section 120 (Definitions):

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.

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.

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.

- b) Adding the following under Section 190 (General Regulations):

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 (RM) Residential – Multiple Unit Buildings in the City of New Westminster's Official Community Plan, as amended.
- 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 190.56 and 190.57 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*.

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*.

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.

- c) Amending the table in Section 140.9 (Residential Off-Street Parking Space Requirements) by adding the following rows after the row “*Multiple Dwellings – Sites located within 250 metres of a Frequent Transit Network*”:

140.9

<i>Non-Profit Housing Development – Sites located within 250 metres of a Frequent Transit Network</i>	0.5 spaces per <i>dwelling unit</i>
	0.1 spaces per <i>dwelling unit</i> for visitor parking
<i>Non-Profit Housing Development</i>	0.6 spaces per studio and <i>dwelling unit</i> with one bedroom
	0.8 spaces per <i>dwelling unit</i> with two bedrooms
	1.0 space per <i>dwelling unit</i> with three or more bedrooms
	0.1 spaces per <i>dwelling unit</i> for visitor parking

- d) Amending the table in Section 145.4 (Accessible Off-Street Parking Space Requirements) by adding the following row after the row “**Multiple Dwellings**”:

145.4

Non-Profit Housing Development	1 per 1-15 <i>dwelling units</i> 2 per 16-39 <i>dwelling units</i> 3 per 40-69 <i>dwelling units</i> 4 per 70-100 <i>dwelling units</i> 1 additional <i>accessible off-street parking space</i> required for every 30 <i>dwelling units</i> in excess of 100
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- e) Amending the table in Section 150.3 (Residential Bicycle Parking Requirements) by adding the following row after the row “**Multiple Dwelling Uses for Elderly Citizen’s Homes and Supportive Housing**”:

150.3

Non-Profit Housing Development	1.0 space per <i>dwelling unit</i>	0-19 units: 2 spaces 20-59 units: 6 spaces 60-99 units: 9 spaces 100 or more units: 12 spaces
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- f) Amending the table in Section 160.3 (Required Number of Off-Street Loading Spaces) by adding the following row after the row “**Multiple Dwelling**”:

160.3

Non-Profit Housing Development	One loading space per <i>building</i> for <i>buildings</i> with more than 30 <i>dwelling units</i> . <u>Exception:</u> An off-street loading space is not required if the <i>non-profit housing development</i> has <i>off-street parking spaces</i> provided adjacent to each <i>dwelling unit</i> .
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- g) Amending Section 160.4 to state the following:

160.4 Notwithstanding the requirements above, an off-street loading space for *multiple dwelling* and *non-profit housing development* uses can be shared with a visitor parking space, provided the property owner can demonstrate access and functionality to the satisfaction of the Director of Engineering.

PUBLIC HEARING NOT HELD; NOTICE GIVEN this 17th day of

January, 2025 and 23rd day of January, 2025.

GIVEN FIRST READING this 27th day of January, 2025.

GIVEN SECOND READING this 27th day of January, 2025.

GIVEN THIRD READING this 27th day of January, 2025.

ADOPTED this 10th day of February, 2025.

Certified to be a true and correct copy of
Bylaw No. 8502, 2025
at Third Reading


Date Certification January 28, 2025



~~Jacques Killawee, City Clerk~~
Marius Miklea, Assistant Corporate Officer


MAYOR PATRICK JOHNSTONE


HANIEH BERG, CORPORATE OFFICER

Approved pursuant to section 52(3)(a) of the Transportation Act
this 30th day of January, 2025


for Minister of Transportation