# 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**

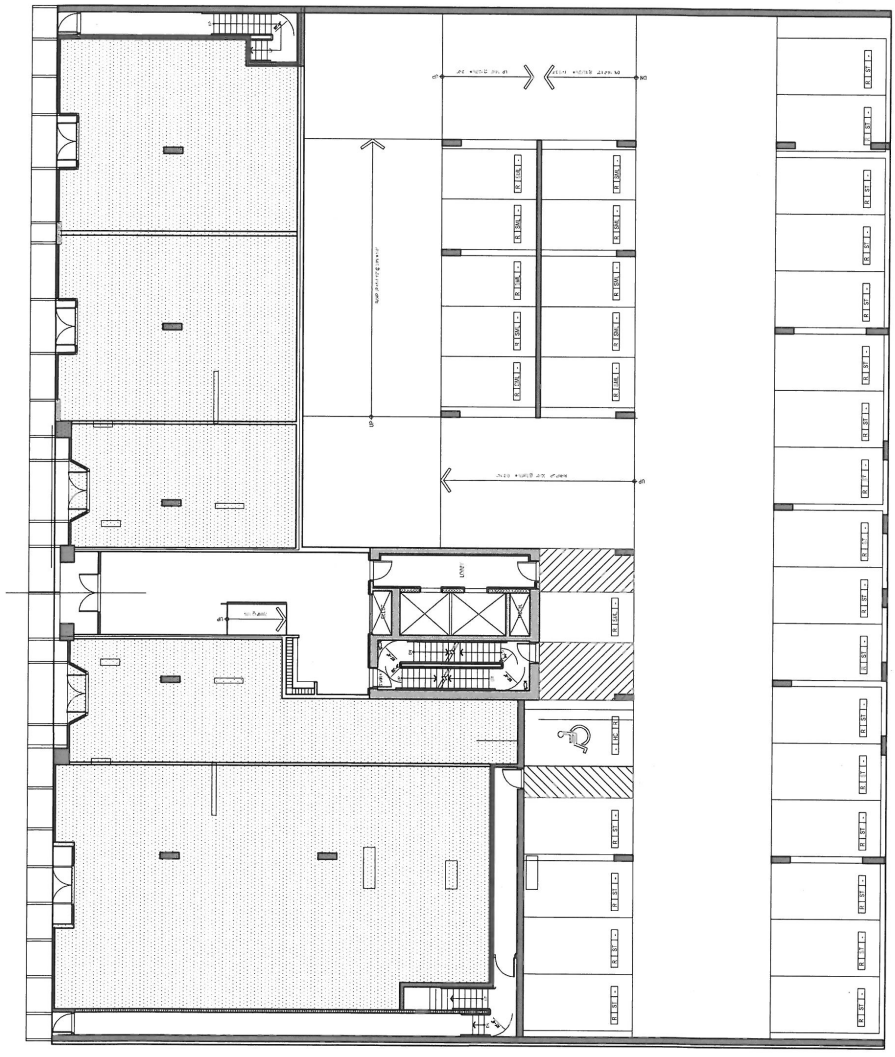
1019.49 Adaptable Housing Units:

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

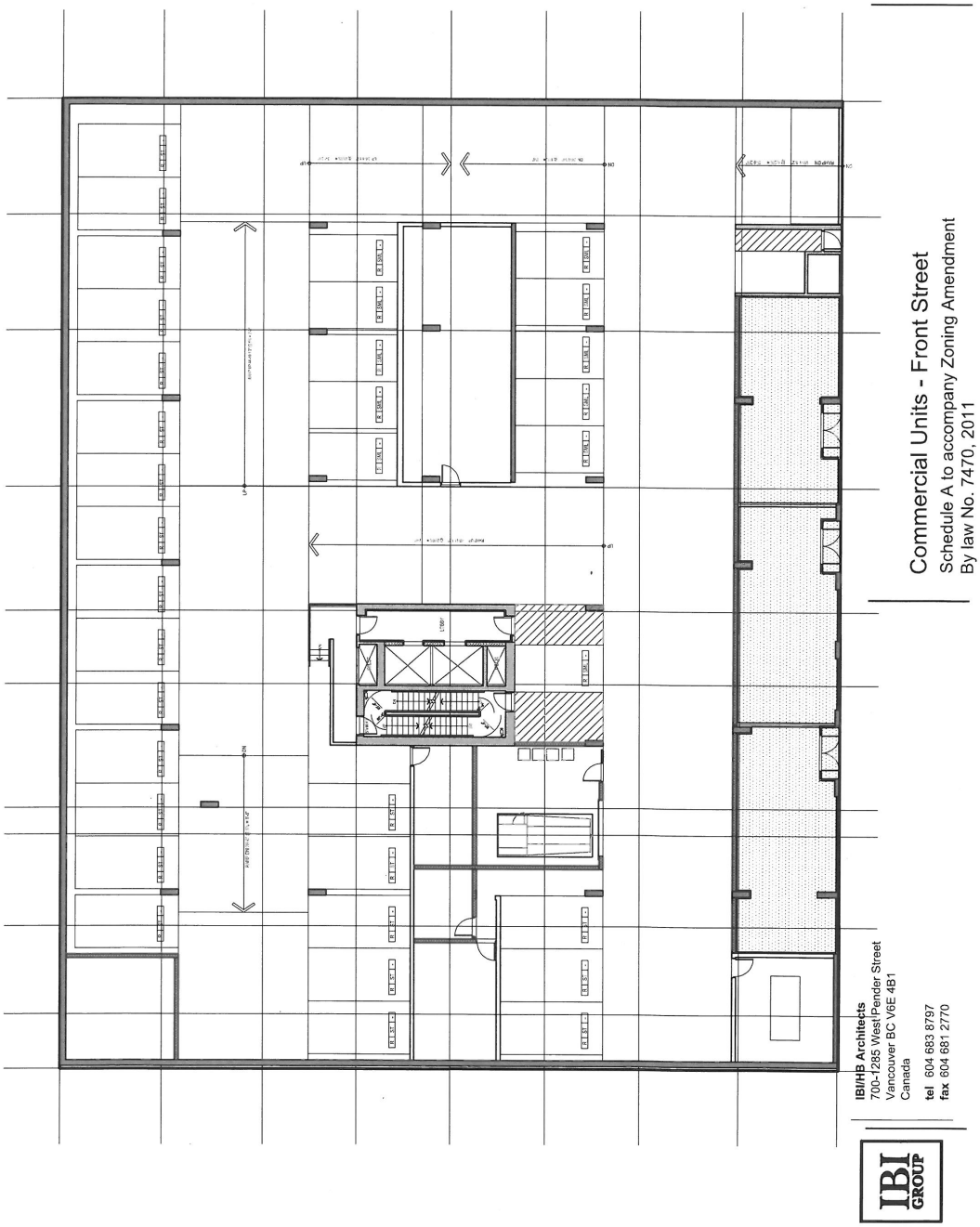


Commercial Units - Columbia Street
Schedule A to accompany Zoning Amendment
By law No. 7470, 2011

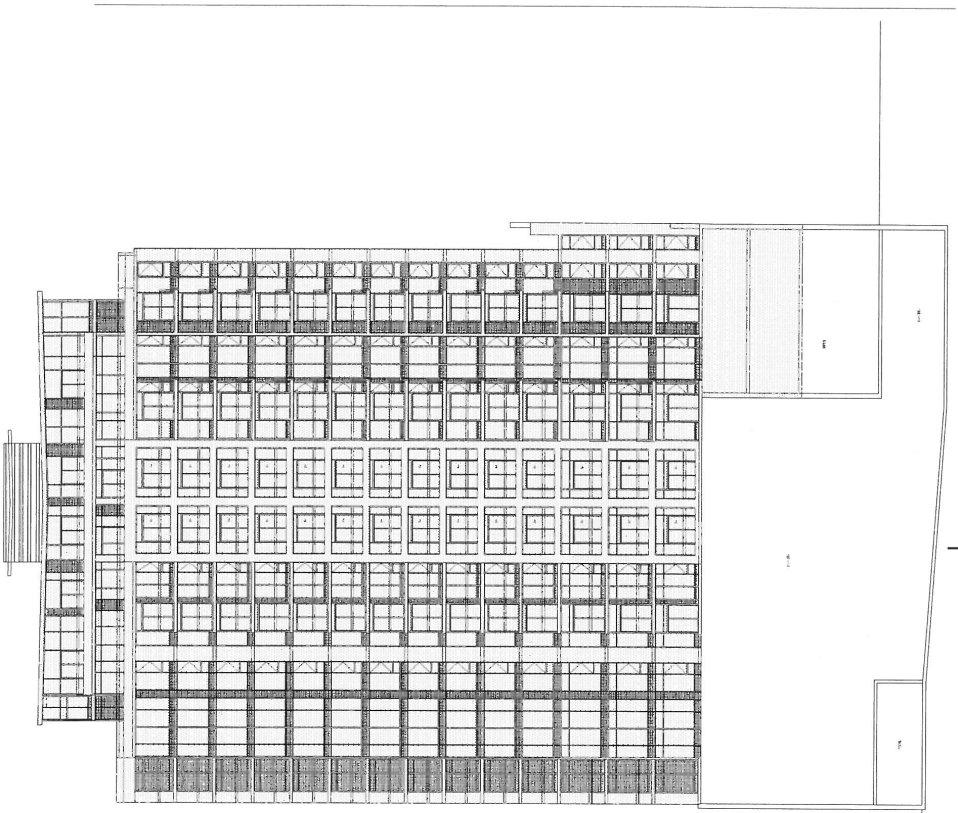
IBI/HB Architects
700-1285 West Pender Street
Vancouver BC V6E 4B1
Canada
tel 604 683 8797
fax 604 681 2770

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



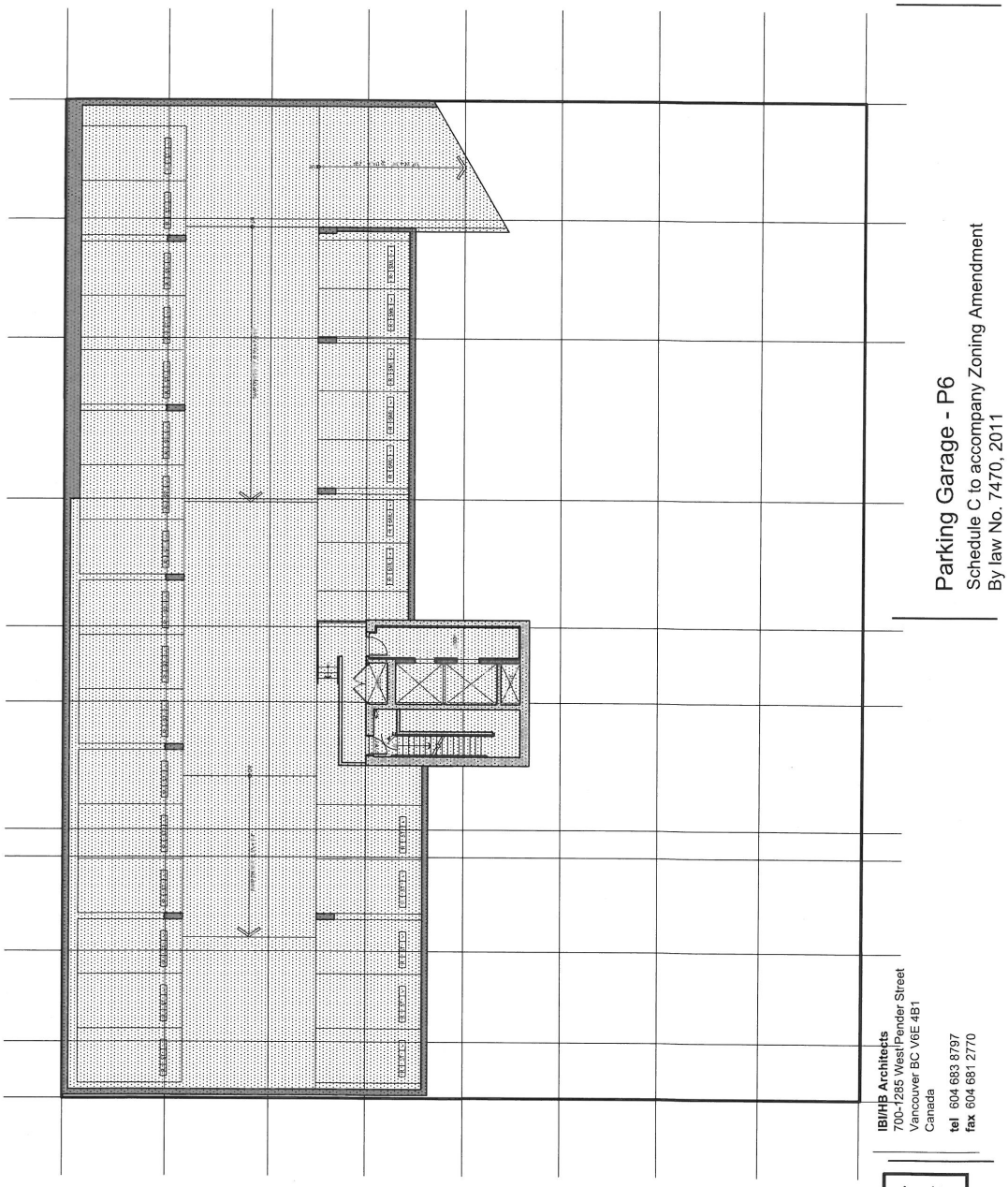
Housing Units

Schedule B to accopmany Zoning Amendment By law No. 7470, 2011

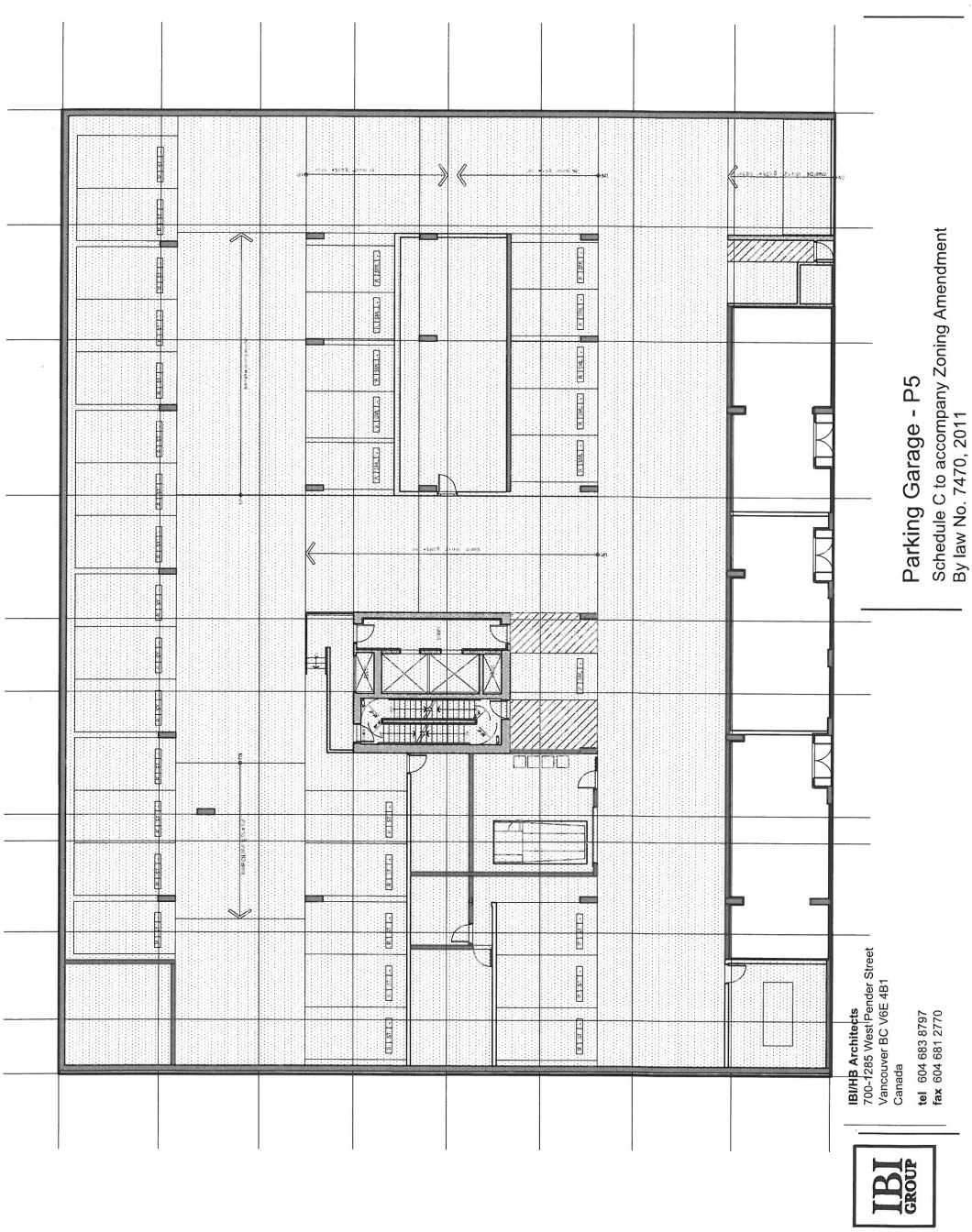
IBI/HB Architects
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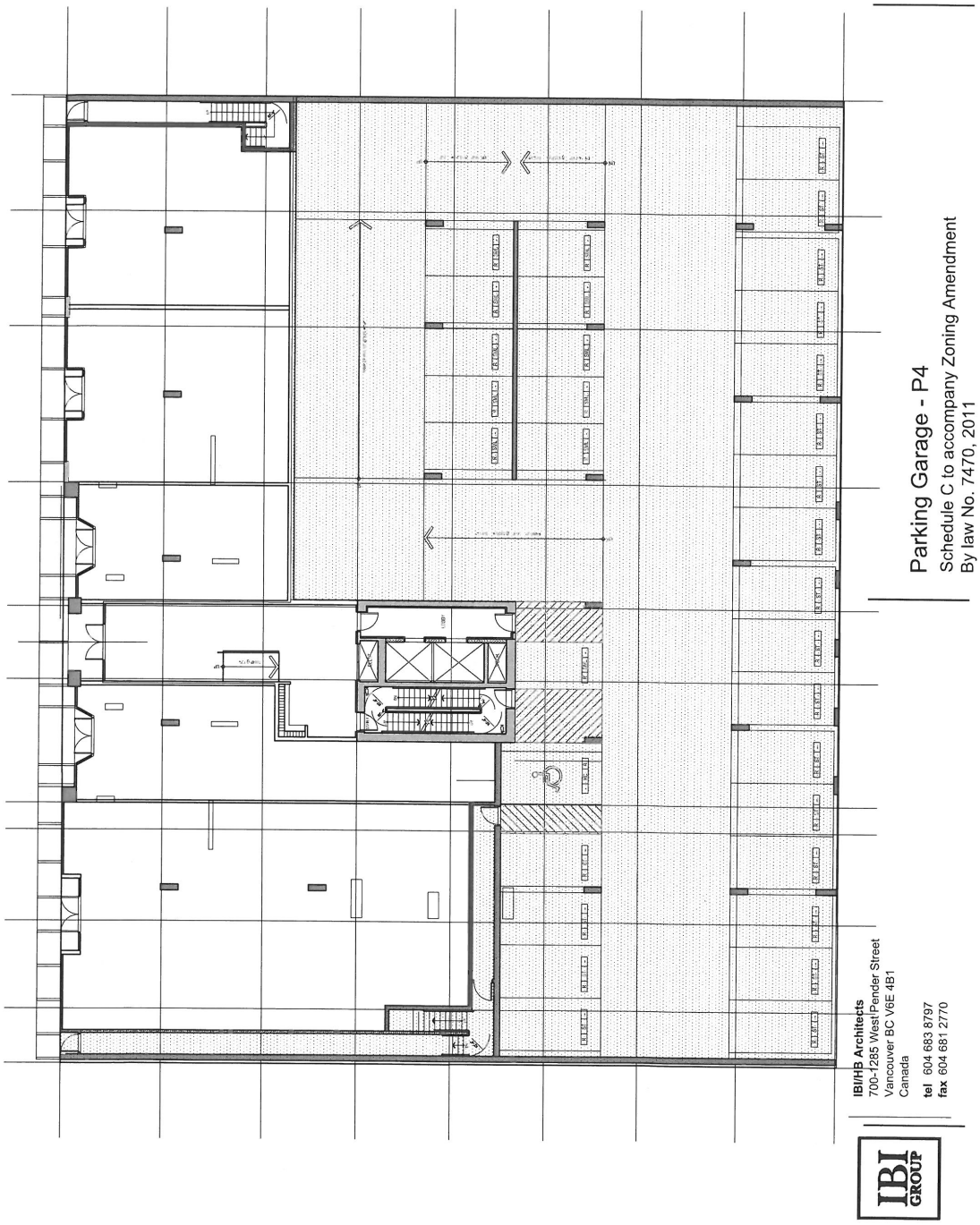
Schedule C


Parking Garage - P6
Schedule C to accompany Zoning Amendment
By law No. 7470, 2011
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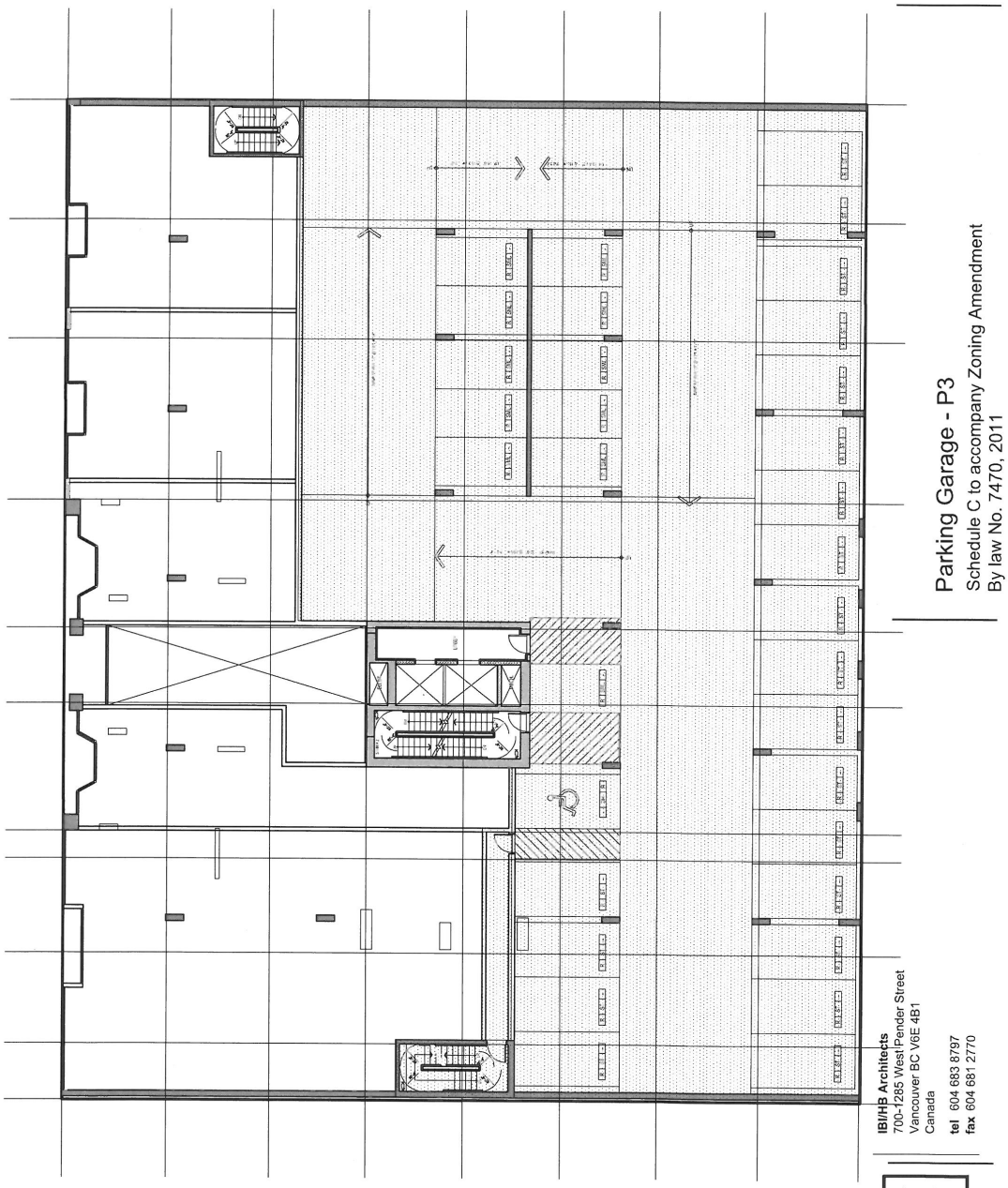
Schedule C


Parking Garage - P5
Schedule C to accompany Zoning Amendment
By law No. 7470, 2011
IBI/HB Architects
700-1285 West Pender Street
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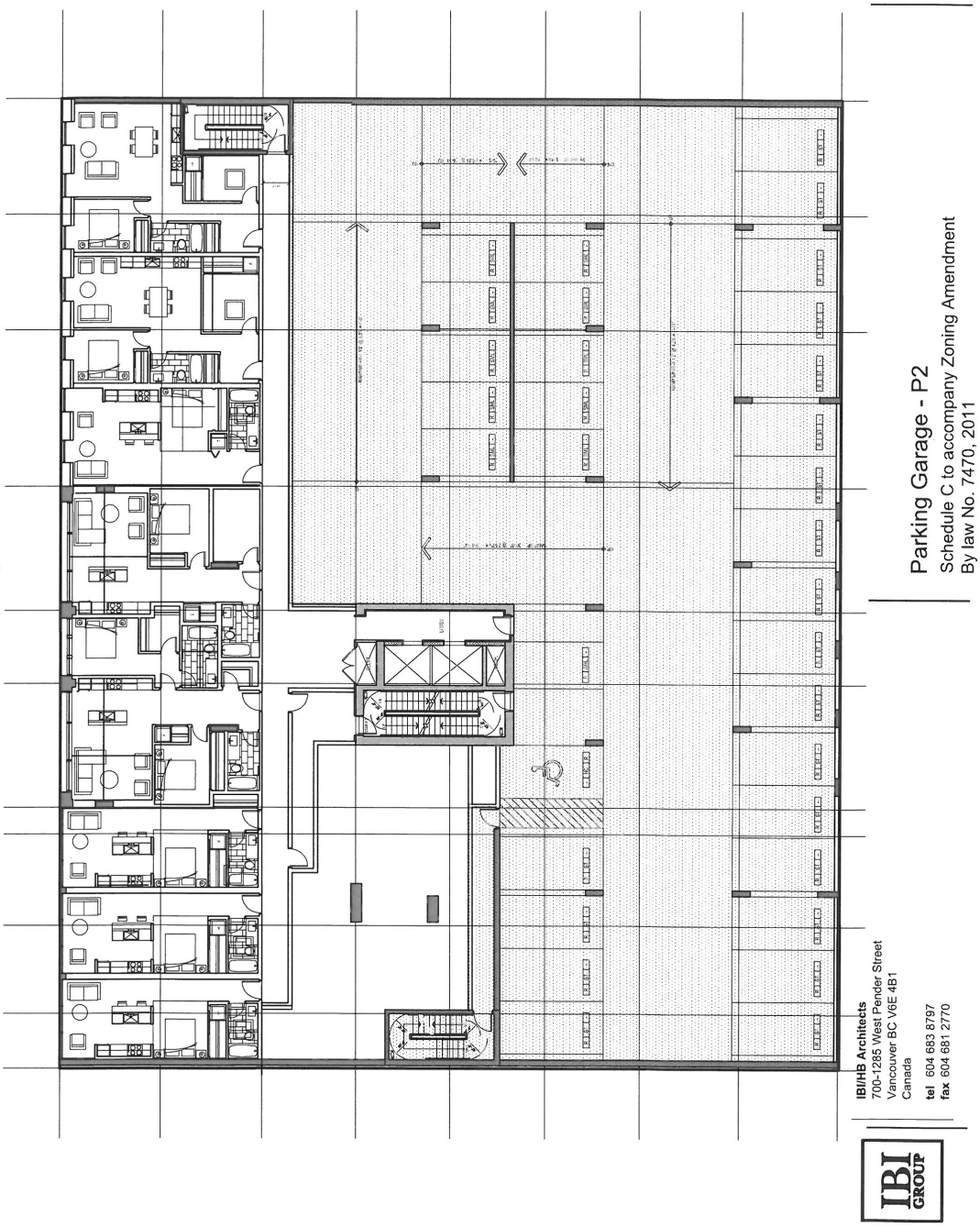
Schedule C


Parking Garage - P4
Schedule C to accompany Zoning Amendment
By law No. 7470, 2011
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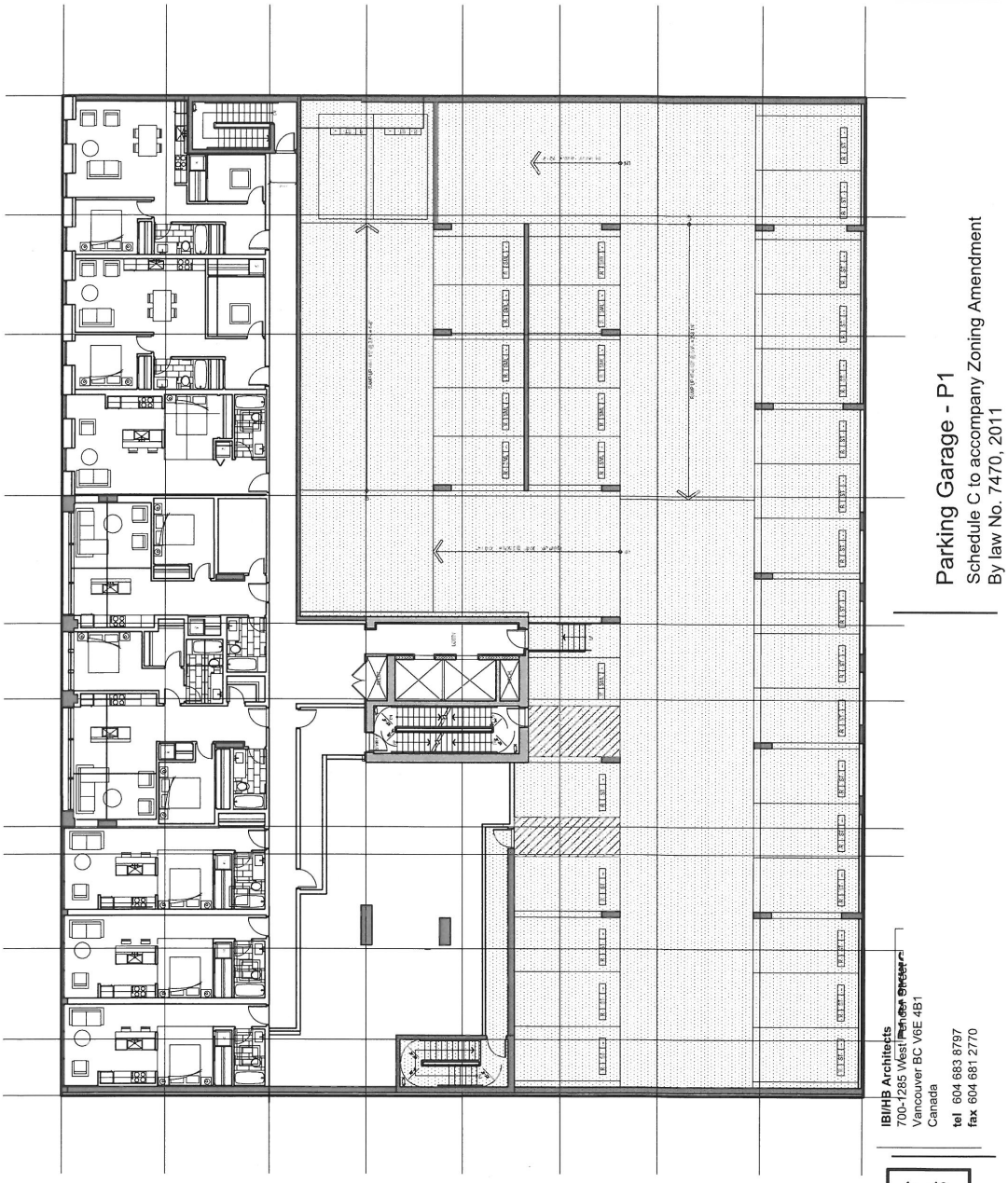
Schedule C


Parking Garage - P3
Schedule C to accompany Zoning Amendment
By law No. 7470, 2011
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Schedule C


Parking Garage - P2
Schedule C to accompany Zoning Amendment
By law No. 7470, 2011
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Schedule C

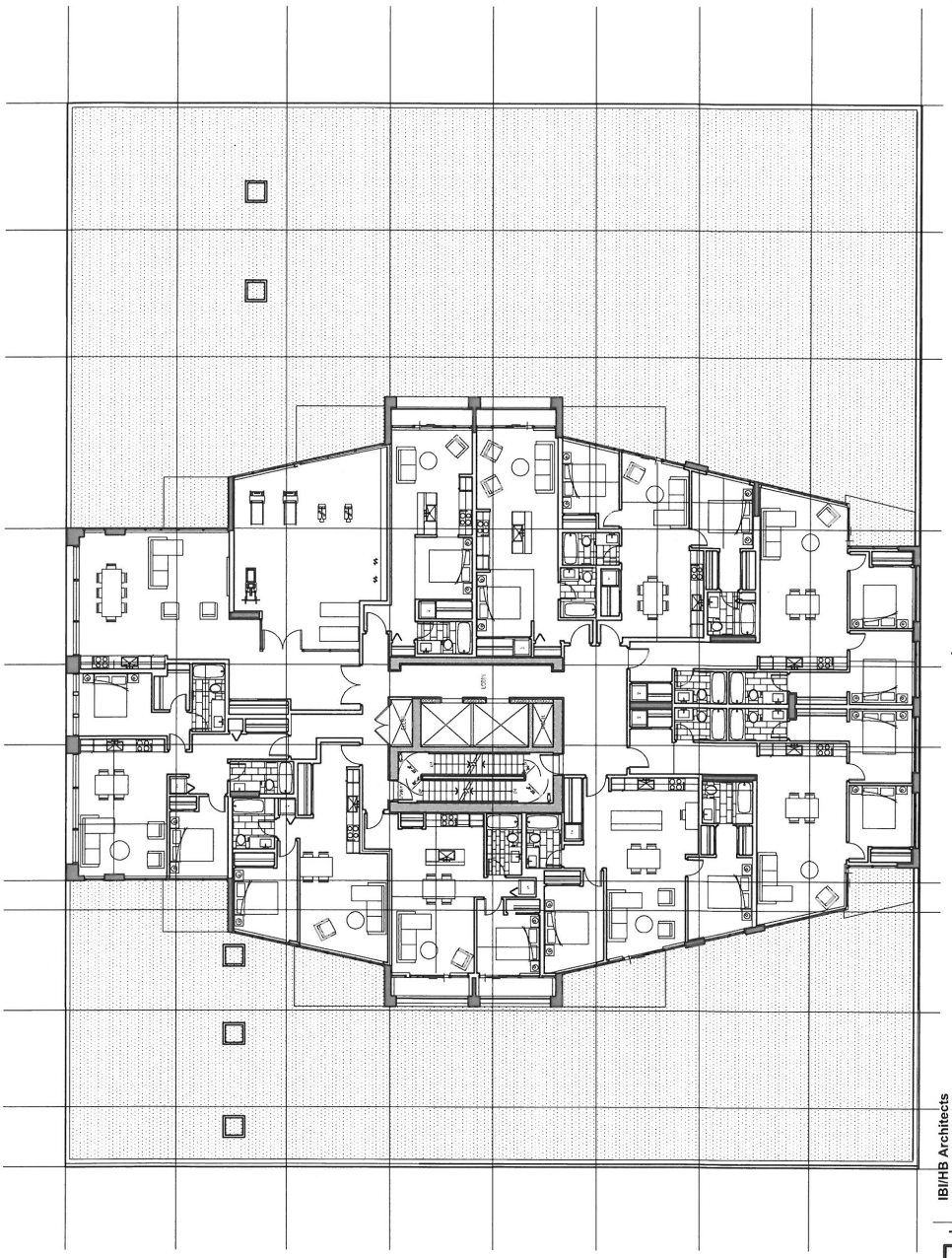


Parking Garage - P1
Schedule C to accompany Zoning Amendment
By law No. 7470, 2011

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Schedule D

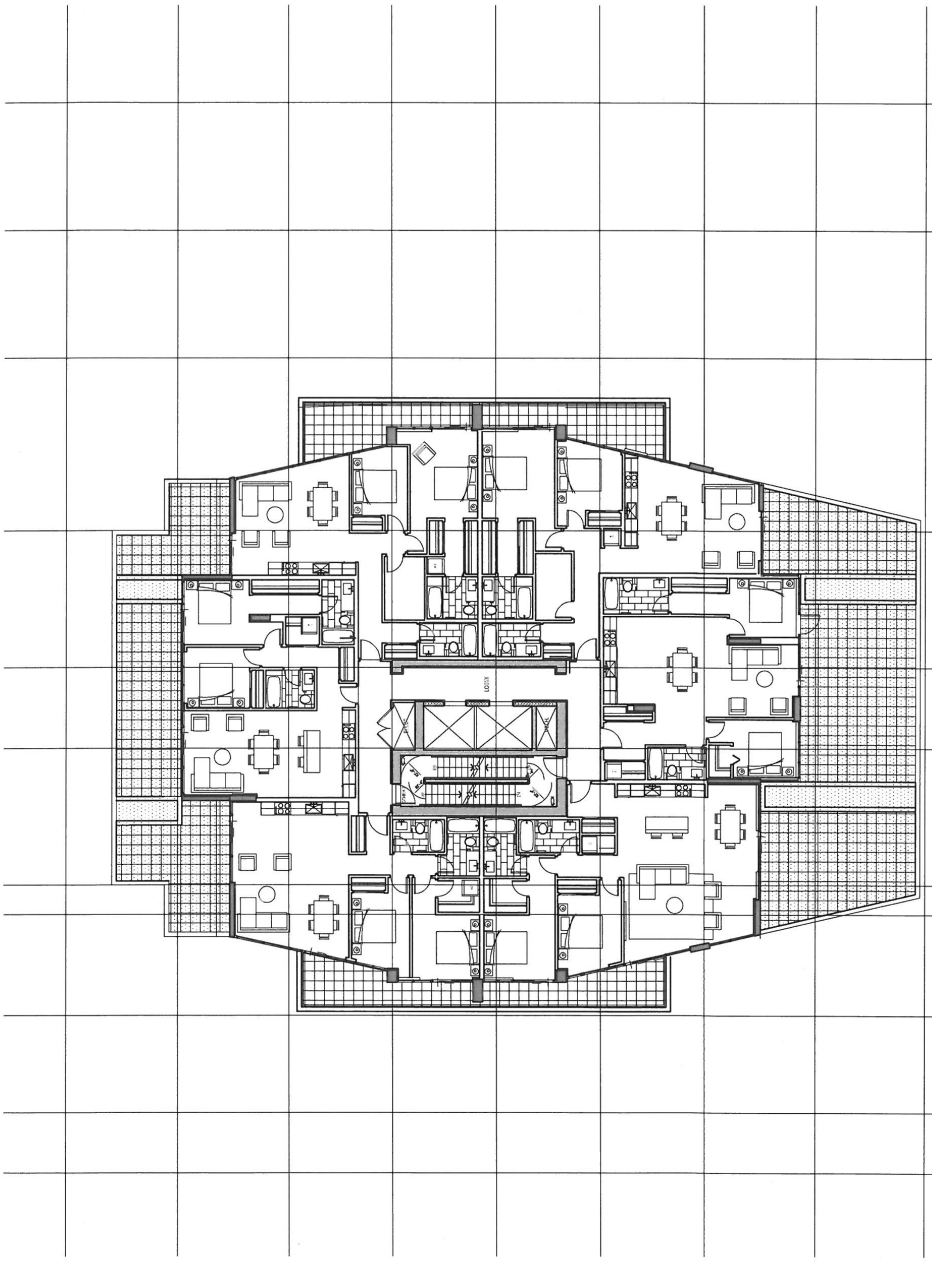


Useable Open Space Level - 4
Schedule D to accompany Zoning Amendment
By law No. 7470, 2011

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Schedule D



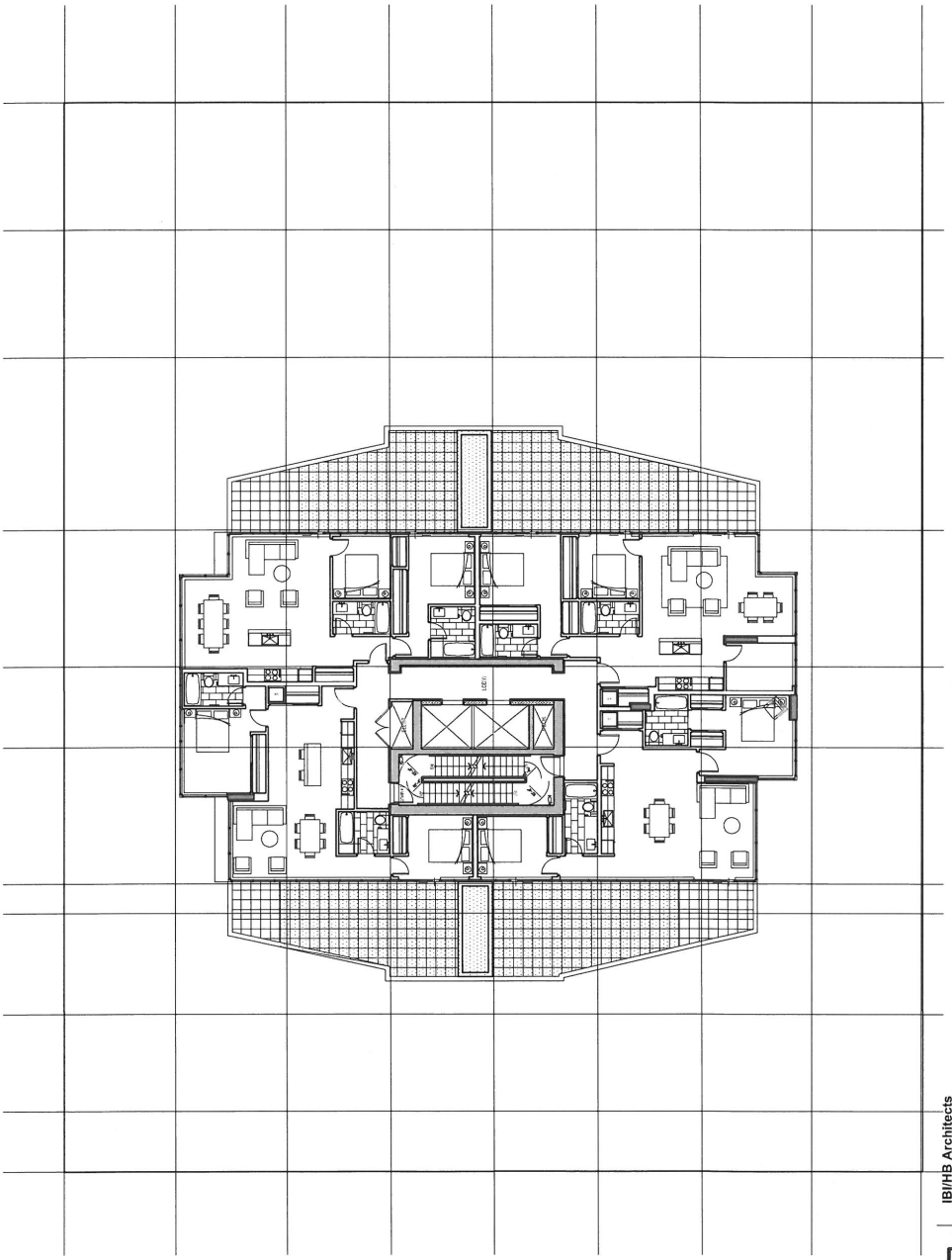
Useable Open Space Level -18

Schedule D to accompany Zoning Amendment By law No. 7470, 2011

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Schedule D



Useable Open Space Level -19
Schedule D to accompany Zoning Amendment
By law No. 7470, 2011

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# 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 *Ac*cessory 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;

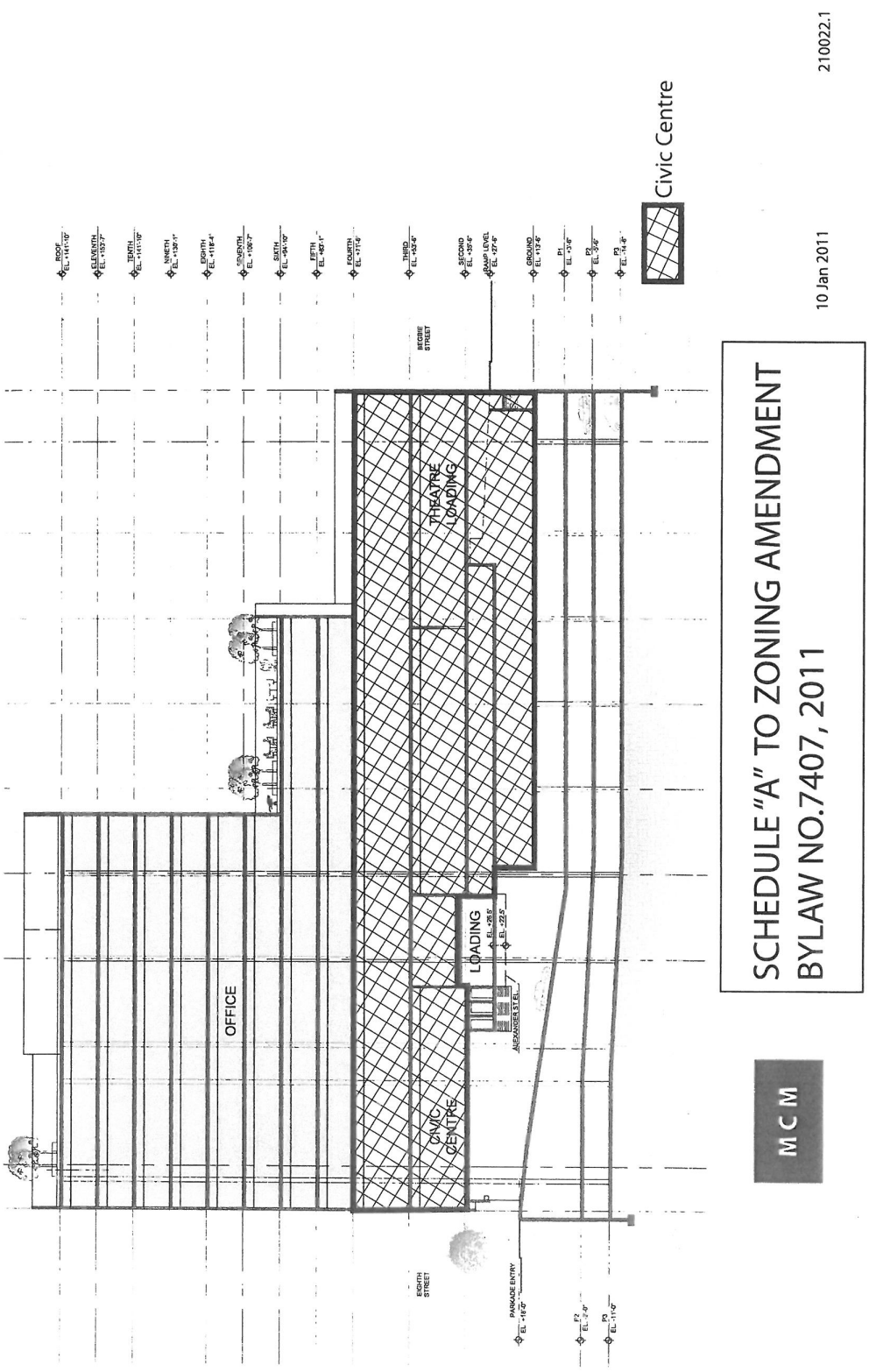
(c) the parking credits for 425-435 Columbia Street and 615-625 Columbia Street shall be deemed to have been used;

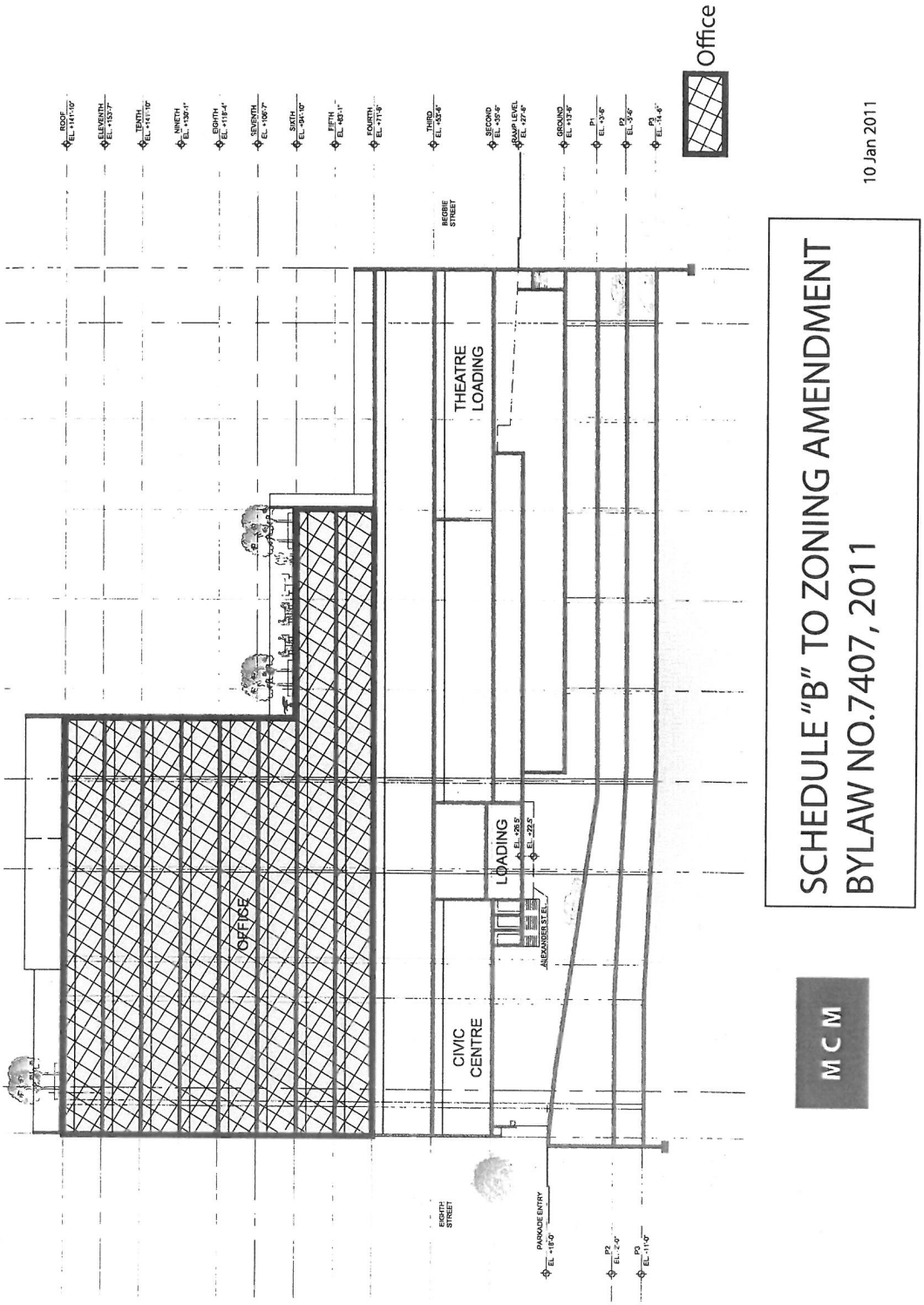
(d) the parking credits may not be transferred from property to property

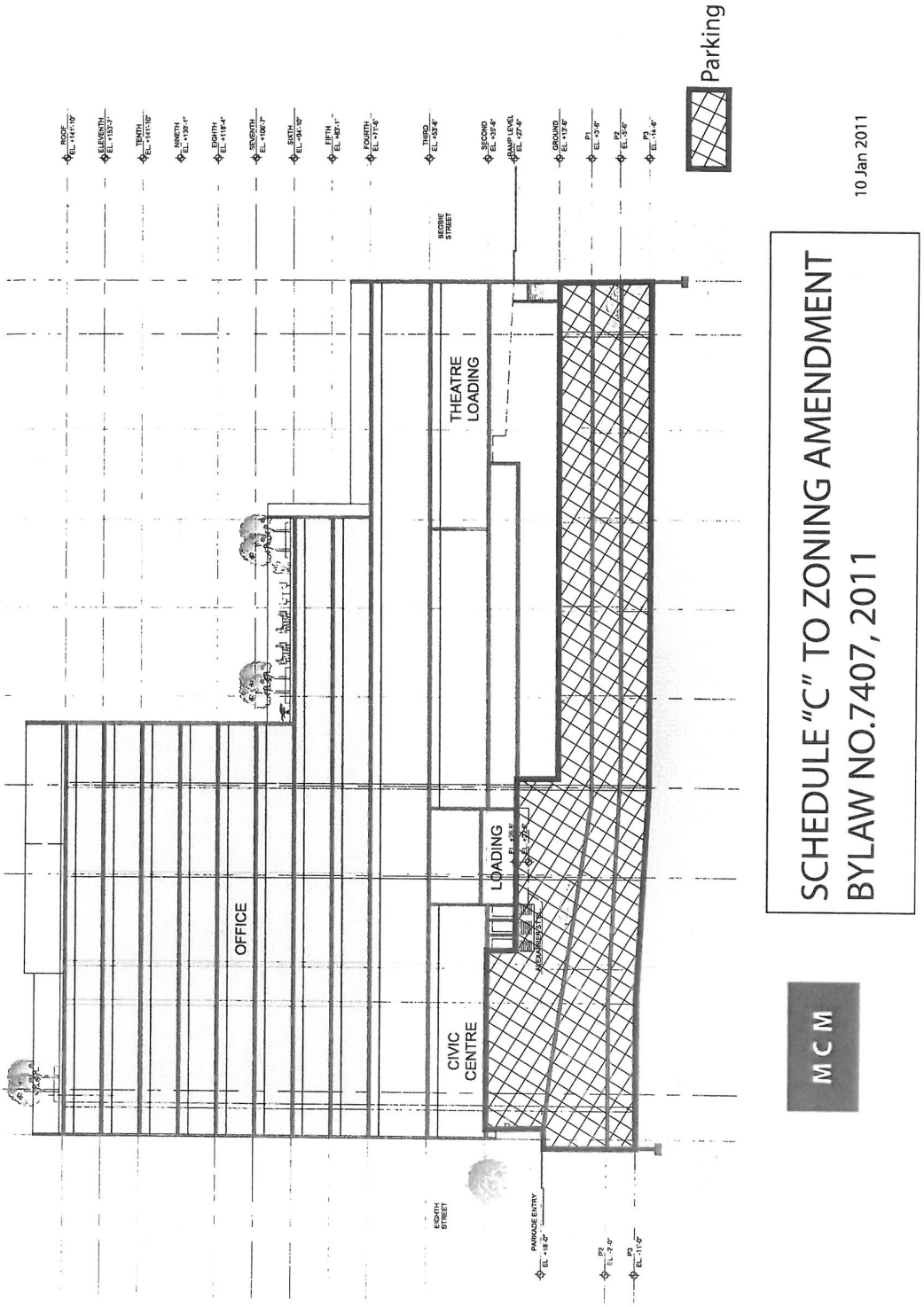
**Off-Street Loading**

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

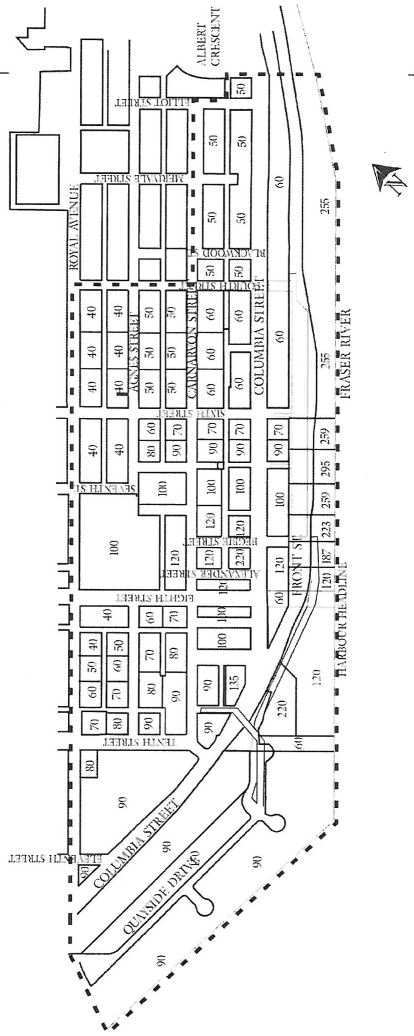

SCHEDULE "A" TO ZONING AMENDMENT
BYLAW NO.7407, 2011
10 Jan 2011
210022.1
M C M
Civic Centre
OFFICE
CIVIC CENTRE
THEATRE LOADING
LOADING
ROOF EL. +141'-10"
ELEVENTH EL. +133'-7"
TENTH EL. +141'-10"
NINETH EL. +130'-1"
EIGHTH EL. +118'-4"
SEVENTH EL. +106'-7"
SIXTH EL. +94'-10"
FIFTH EL. +83'-1"
FOURTH EL. +71'-4"
THIRD EL. +59'-6"
SECOND EL. +39'-6"
RAMP LEVEL EL. +27'-6"
GROUND EL. +13'-6"
P1 EL. -3'-6"
P2 EL. -9'-6"
P3 EL. -14'-6"
EL. +26'-5"
EL. +22'-5"
ALEXANDER ST EL.
PARKADE ENTRY EL. +16'-0"
EIGHTH STREET
P2 EL. -7'-0"
P3 EL. -11'-0"


SCHEDULE "B" TO ZONING AMENDMENT
BYLAW NO.7407, 2011
10 Jan 2011
210022.1
MCM
Office
THEATRE
LOADING
LOADING
CIVIC
CENTRE
OFFICE
BEGBIE
STREET
EIGHTH
STREET
ALEXANDER ST EL.
PARKADE ENTRY
EL. +18'-0"
ROOF
EL. +141'-10"
ELEVENTH
EL. +153'-7"
TENTH
EL. +141'-10"
NINETH
EL. +130'-1"
EIGHTH
EL. +118'-4"
SEVENTH
EL. +106'-7"
SIXTH
EL. +94'-10"
FIFTH
EL. +83'-1"
FOURTH
EL. +71'-6"
THIRD
EL. +59'-8"
SECOND
EL. +39'-8"
RAMP LEVEL
EL. +27'-8"
GROUND
EL. +13'-6"
P1
EL. +3'-6"
P2
EL. -5'-6"
P3
EL. -14'-6"
EL. +28.5
EL. +22.5
P2
EL. -5'-0"
P3
EL. -11'-0"


SCHEDULE "C" TO ZONING AMENDMENT
BYLAW NO.7407, 2011
10 Jan 2011
210022.1
Parking
MCM
OFFICE
CIVIC CENTRE
LOADING
THEATRE LOADING
BEGBIE STREET
EIGHTH STREET
PARKADE ENTRY


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)



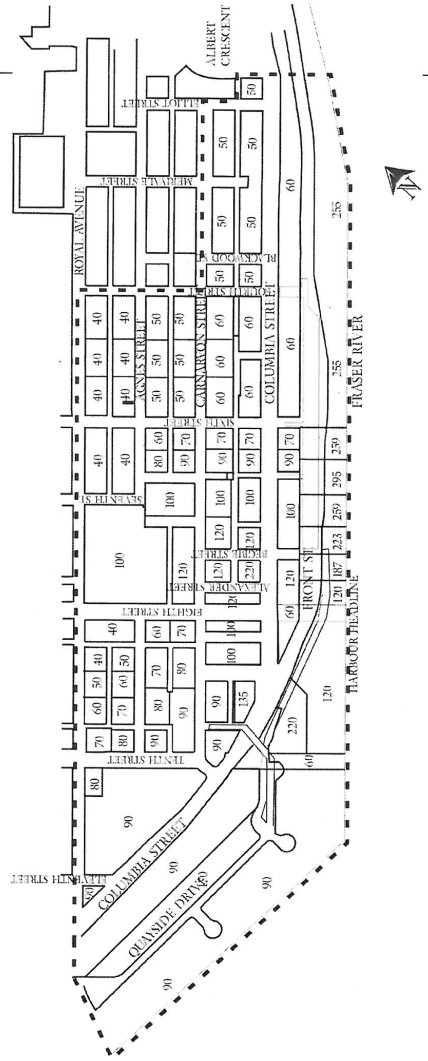

The Corporation of
The City of New Westminster
Information Technology - GIS Section

Schedule E to Zoning Amendment
Bylaw No. 7407, 2011

Not to Scale
Date: January 17, 2011

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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)

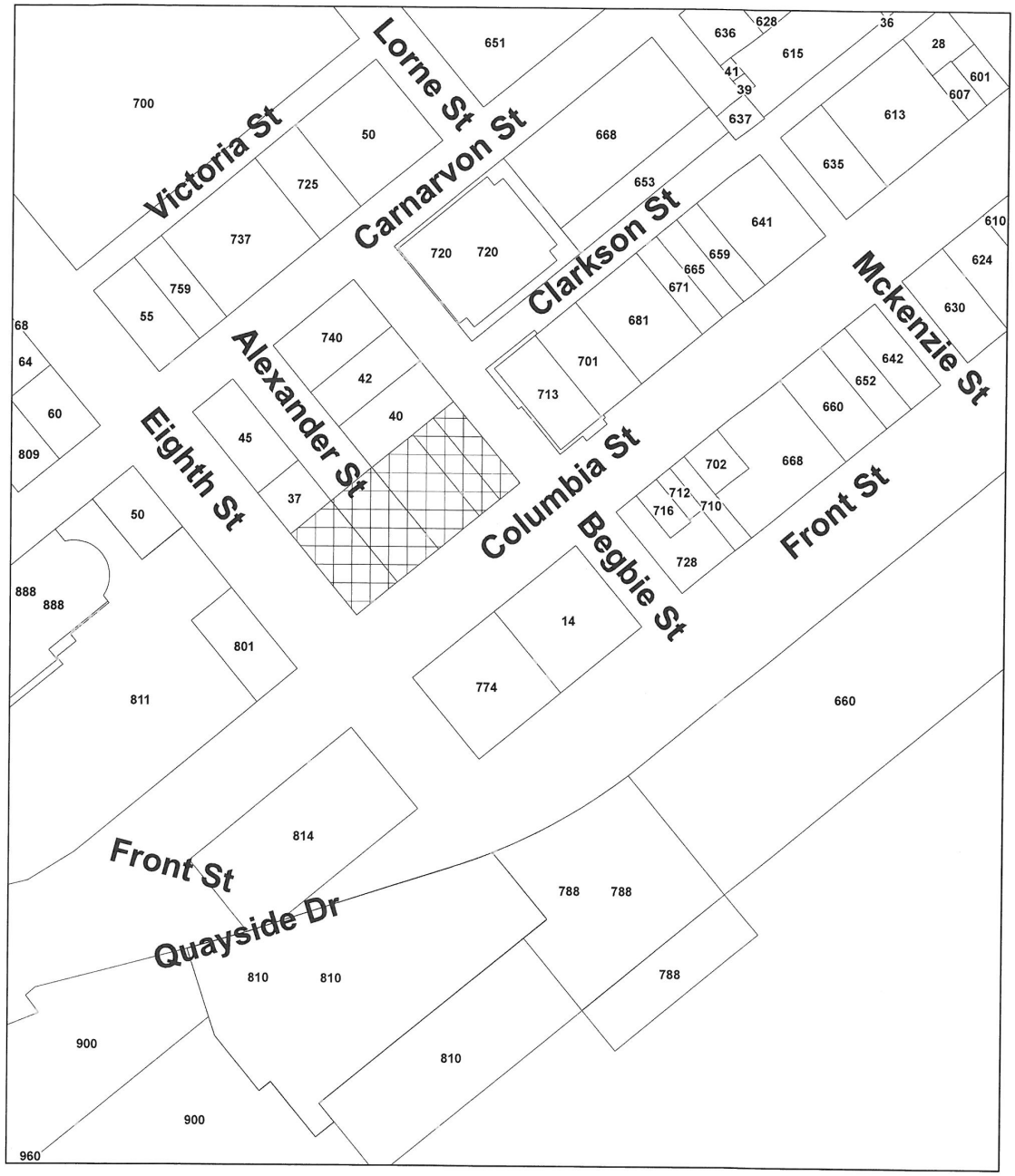



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Information Technology - GIS Section

Schedule F to Zoning Amendment
Bylaw No. 7407, 2011

Not to Scale
Date: January 17, 2011

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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

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# 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**

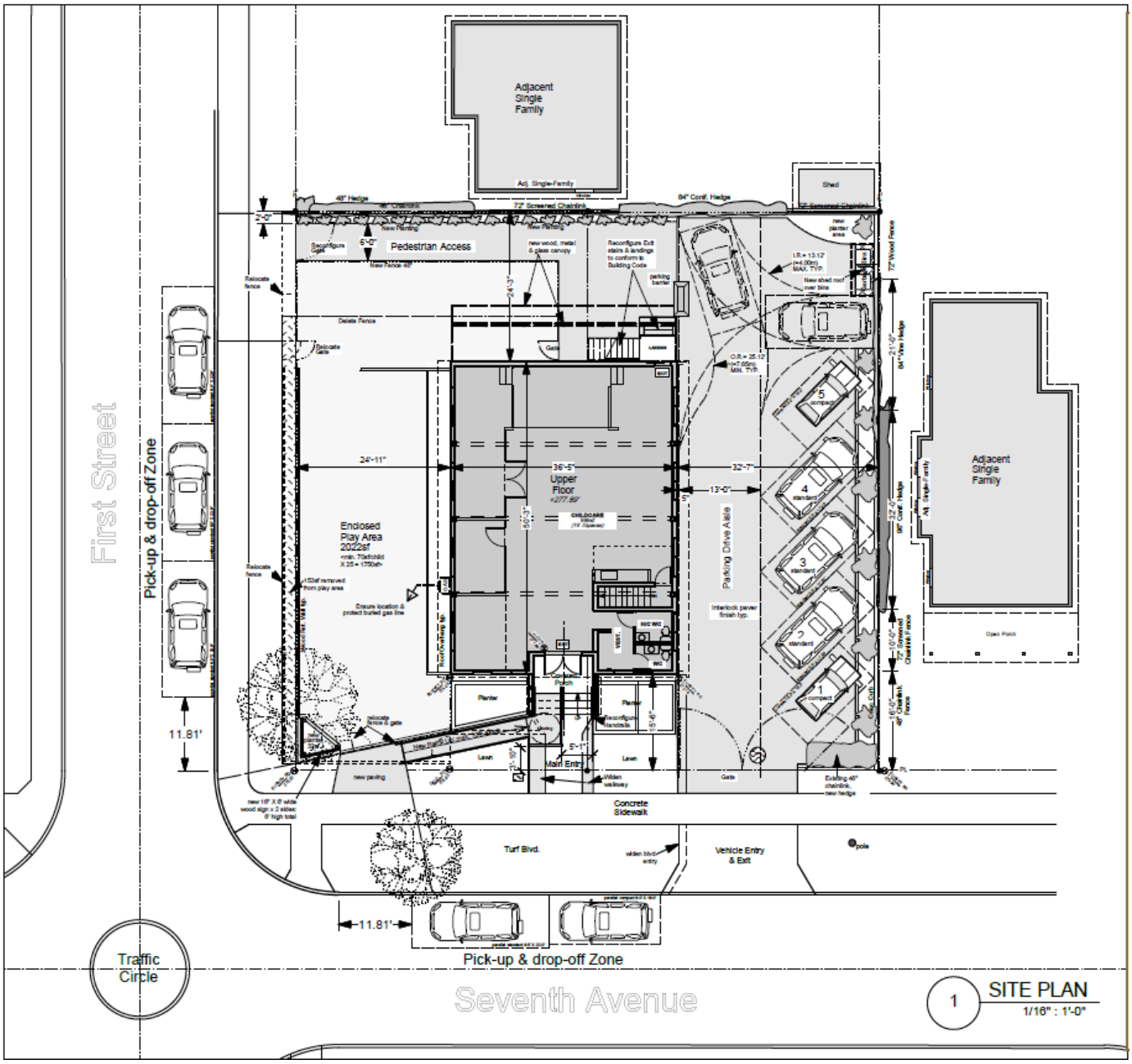
1036.18 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw, except that:

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)**

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# 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 ı 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;

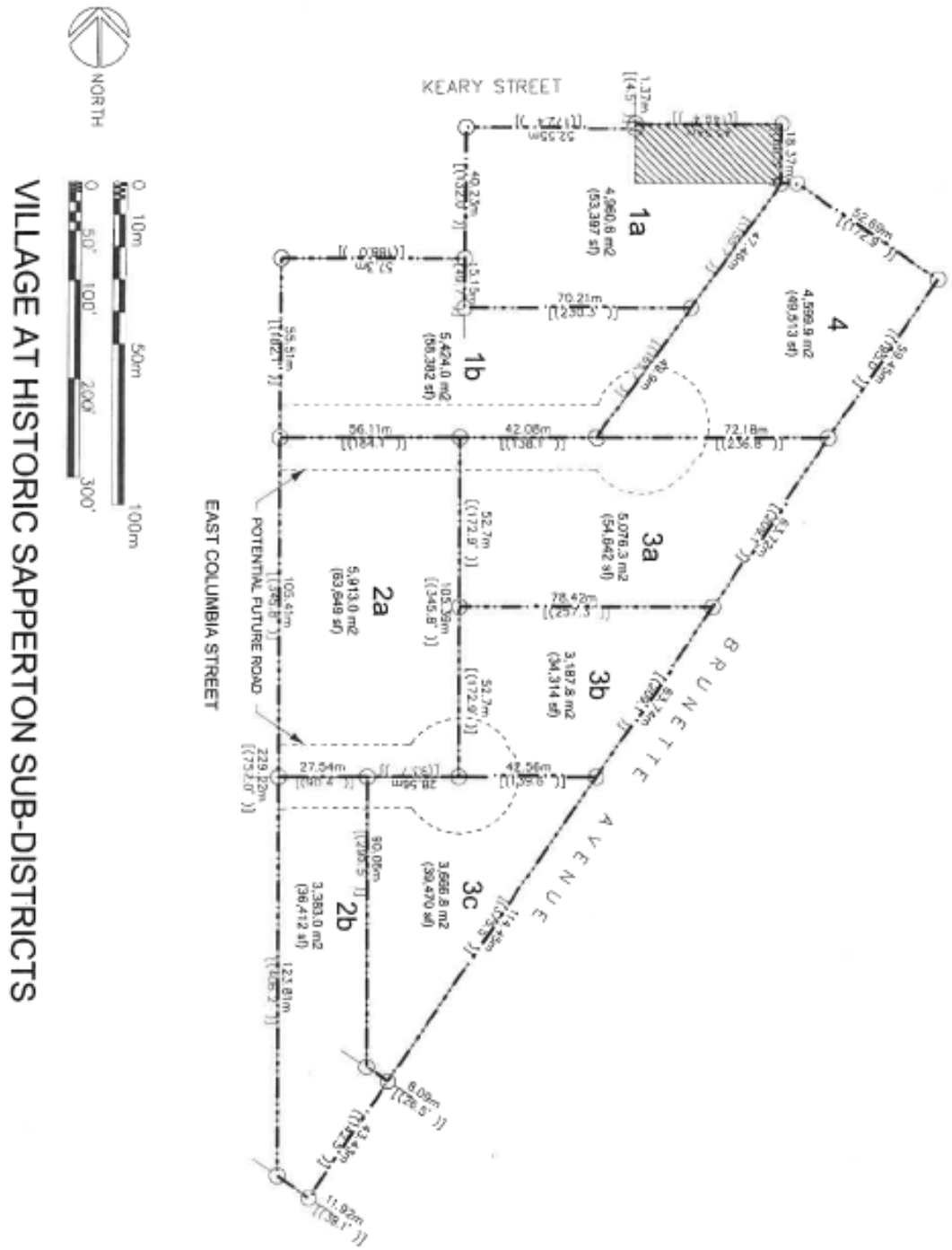
"medical and health-care clinic" includes a medical diagnostic and treatment facility for the diagnosis, treatment, care and rehabilitation of addiction, injury, disease and mental illness, and without limitation, includes offices of physicians and surgeons, dentists, medical clinics, detoxification 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
NORTH
0 10m 50m 100m
0 50' 100' 200' 300'
KEARY STREET
EAST COLUMBIA STREET
POTENTIAL FUTURE ROAD
BRUNETTE AVENUE
1a
4,960.6 m2
(53,397 sf)
1b
5,424.0 m2
(58,382 sf)
2a
5,913.0 m2
(63,649 sf)
2b
3,383.0 m2
(36,412 sf)
3a
5,076.3 m2
(54,642 sf)
3b
3,187.8 m2
(34,314 sf)
3c
3,686.8 m2
(39,470 sf)
4
4,599.9 m2
(49,513 sf)

# 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.

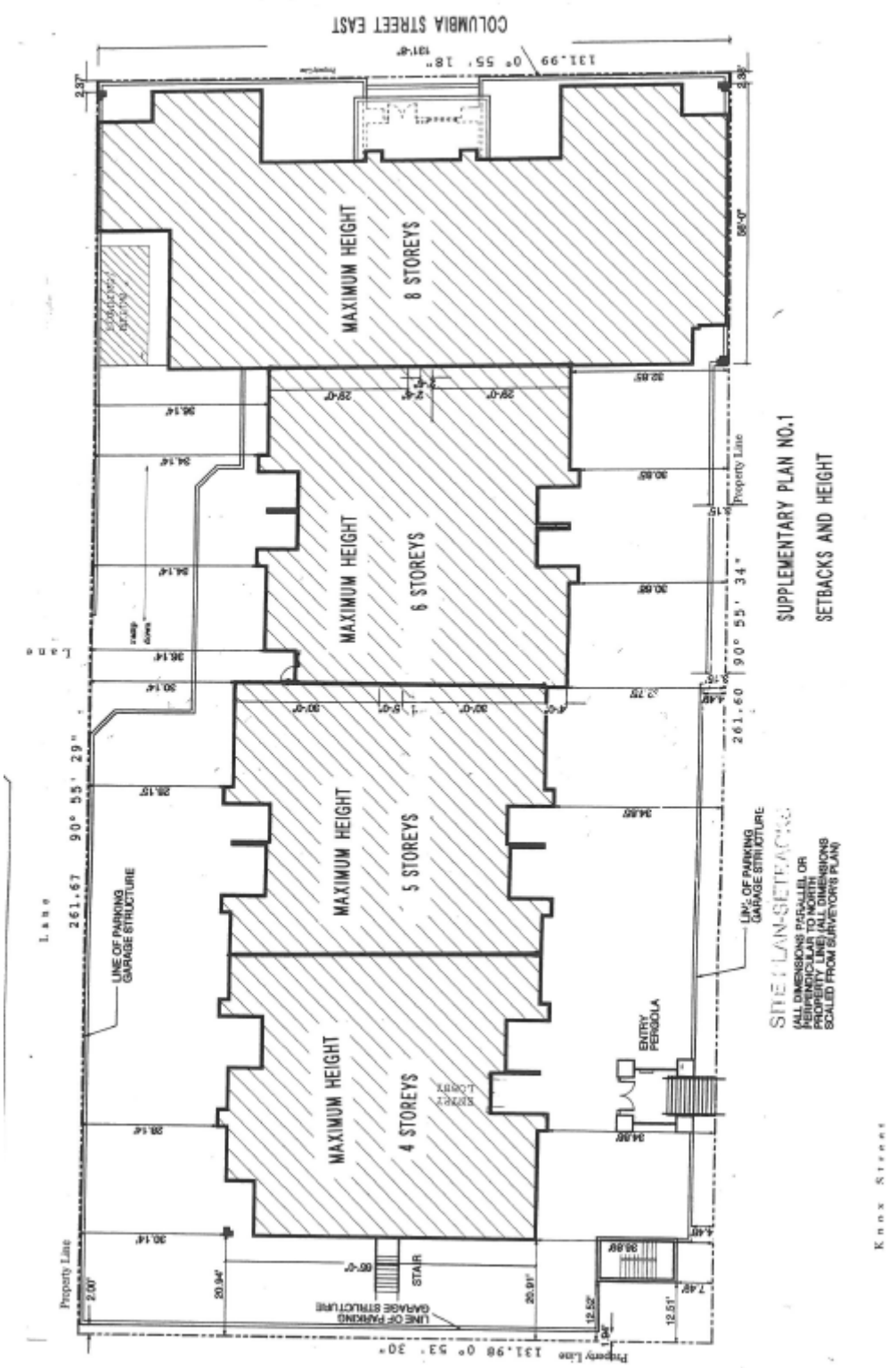
**Off-Street Parking**

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:

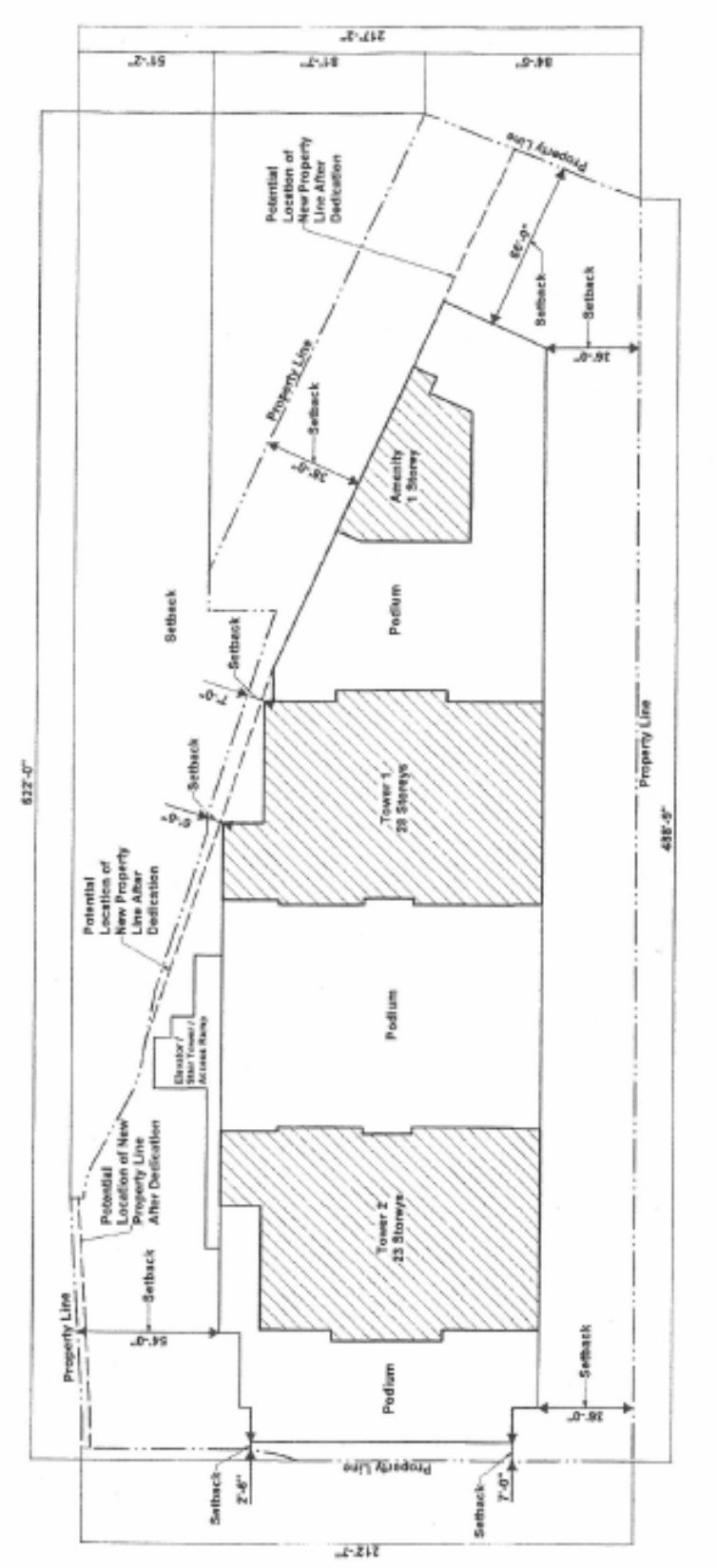
(a) The total number of vehicle parking spaces provided must not be less than 584;

(b) The number of residential (non–visitor) parking spaces shall be 460

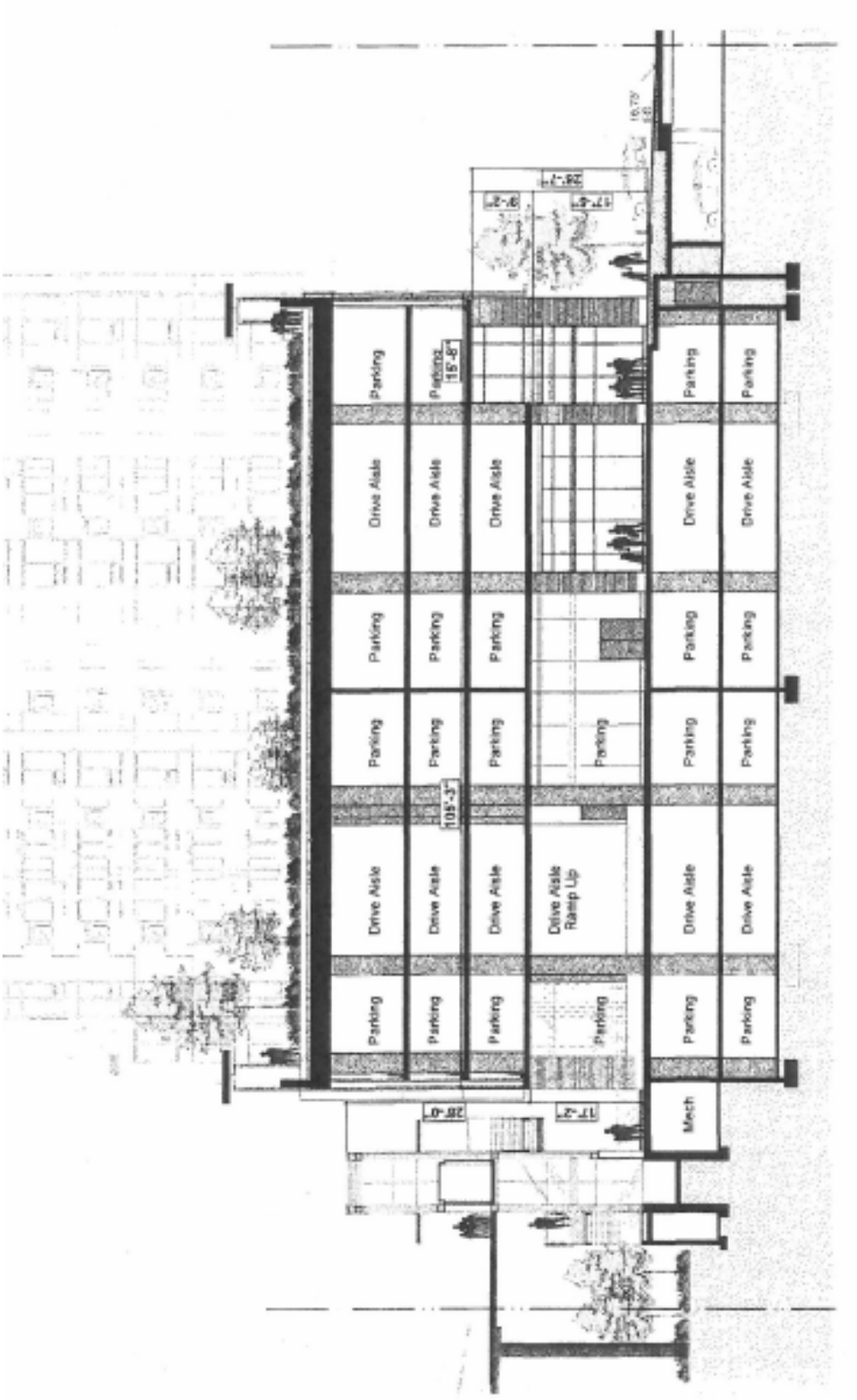
(c) The total number of compact vehicle parking spaces must not exceed 35% of the total number of required vehicle parking spaces

**(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:

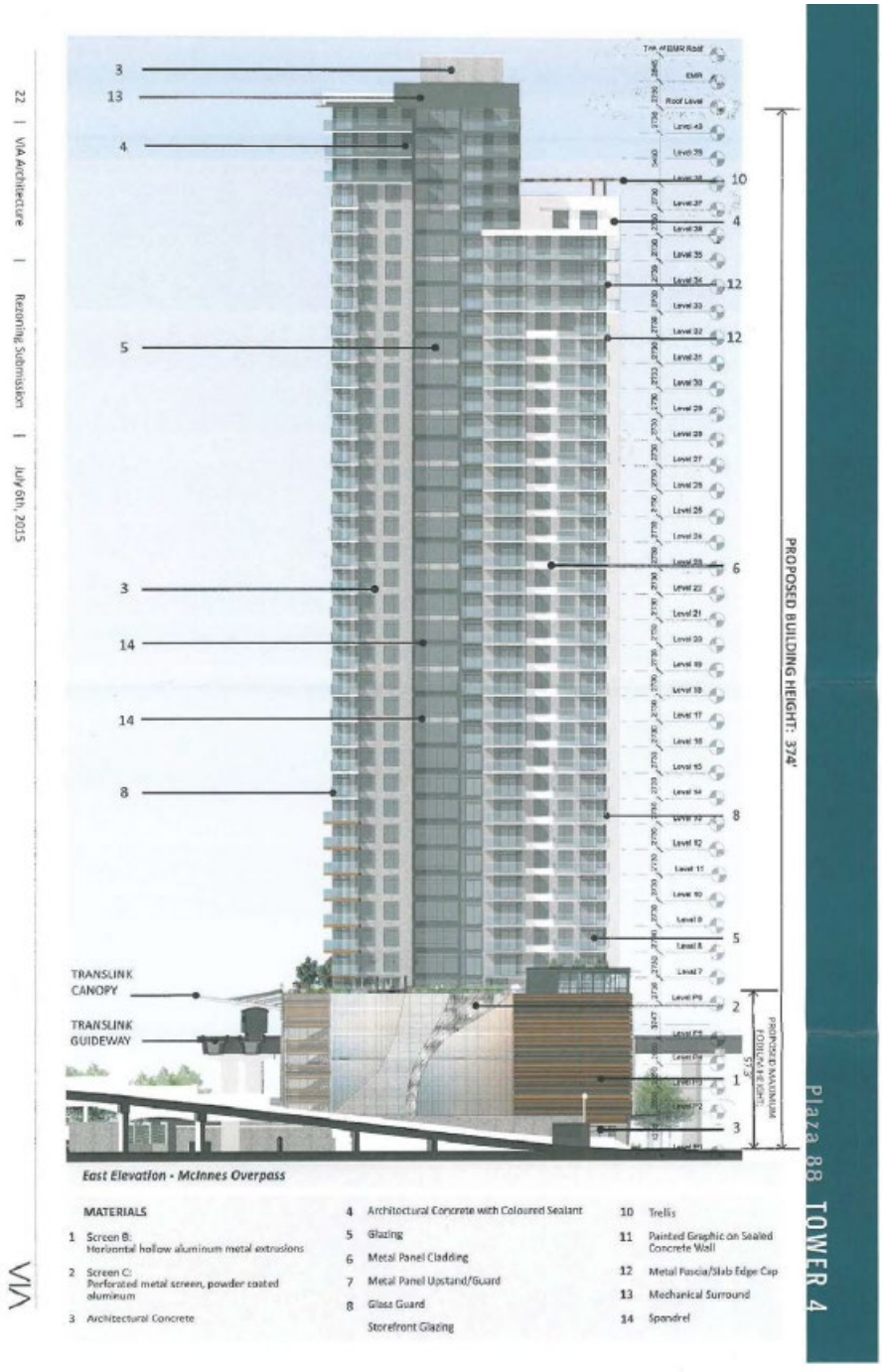
a) The total number of vehicle parking spaces provided must not be less than 260.

**(BYLAW 8184, 2020)**

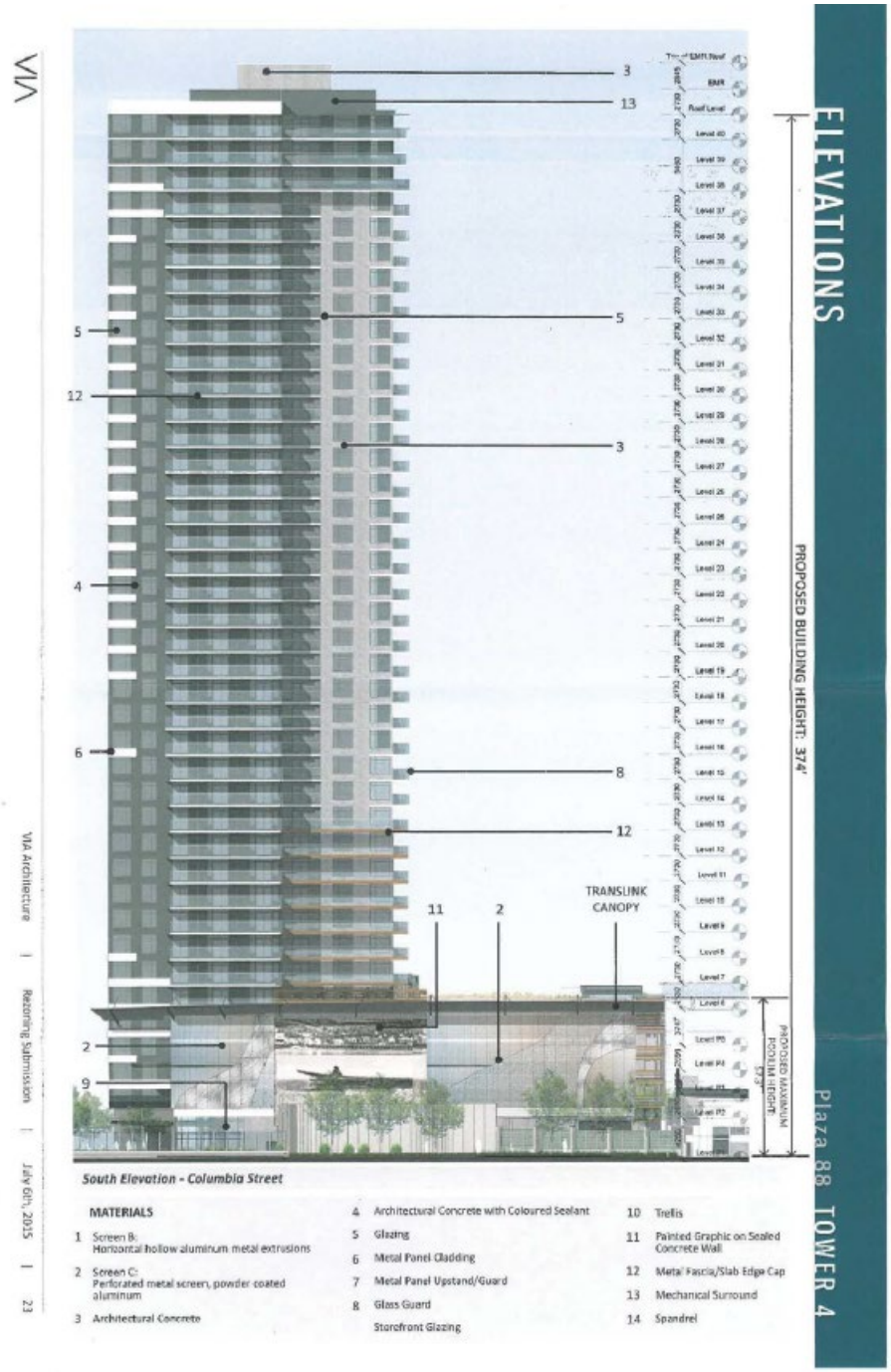
1061.10 **Supplementary Plan One to CD-61 District:**



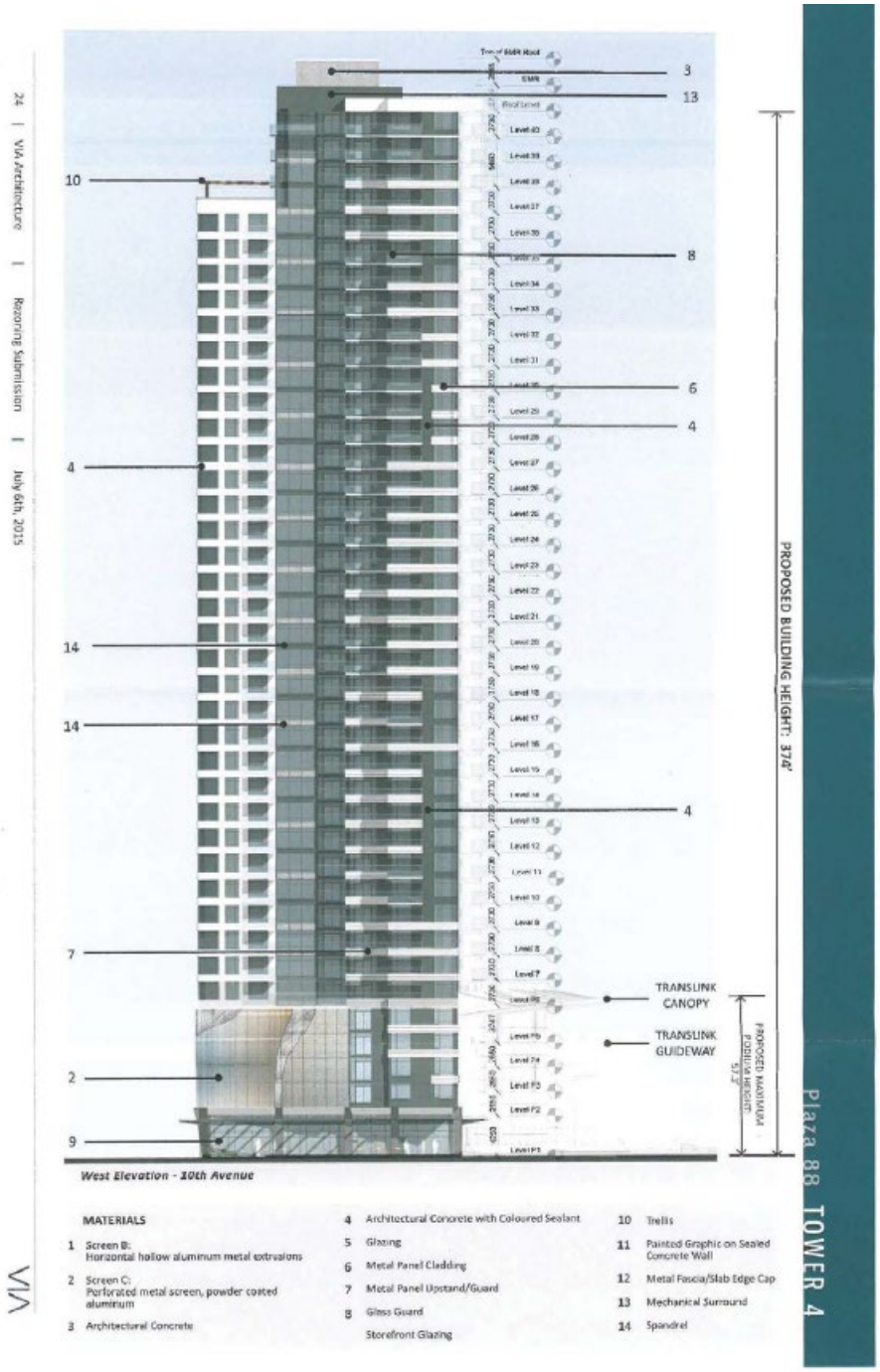
**Supplementary Plan One to CD-61 District:**



**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).

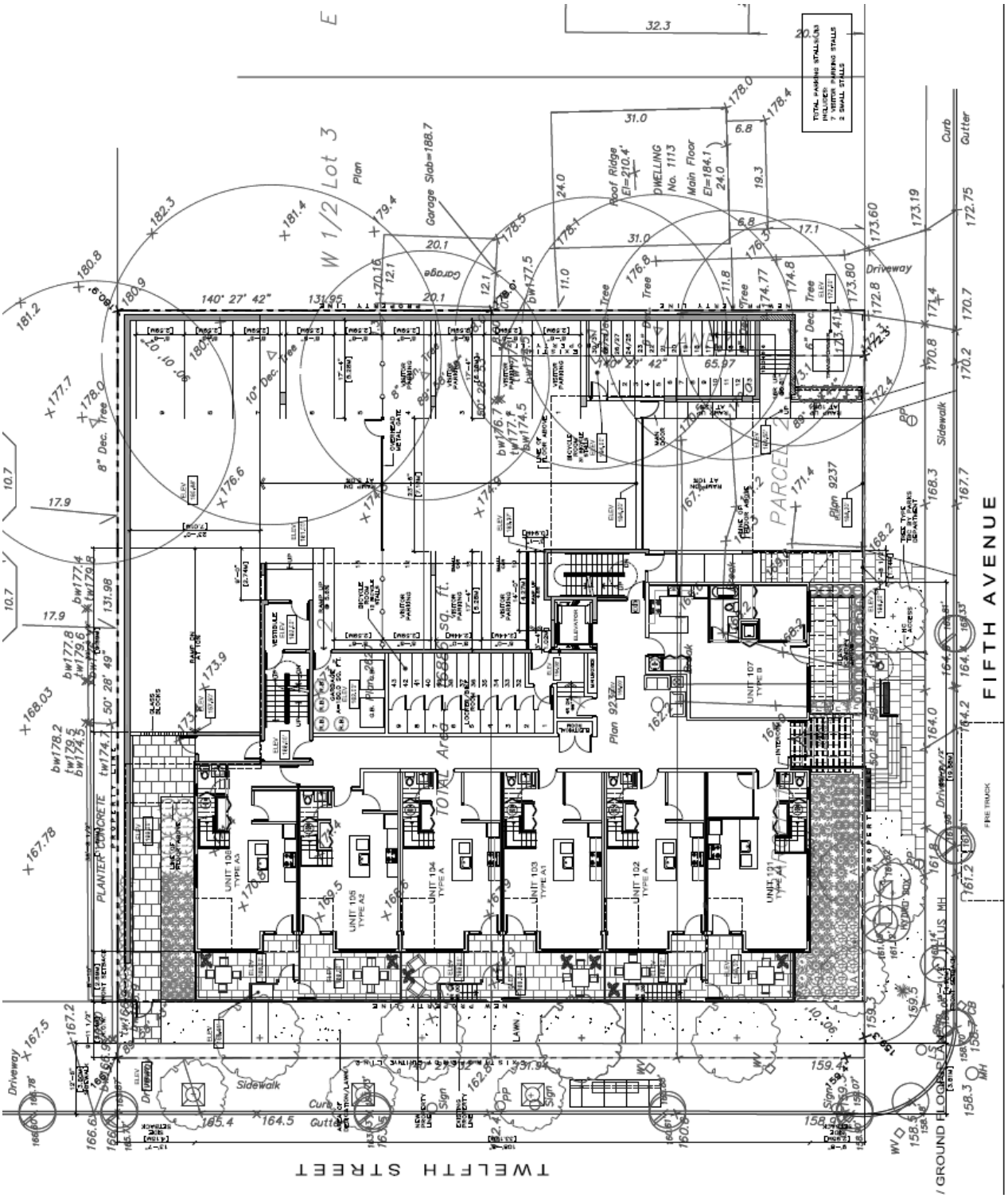
**Off-Street Parking**

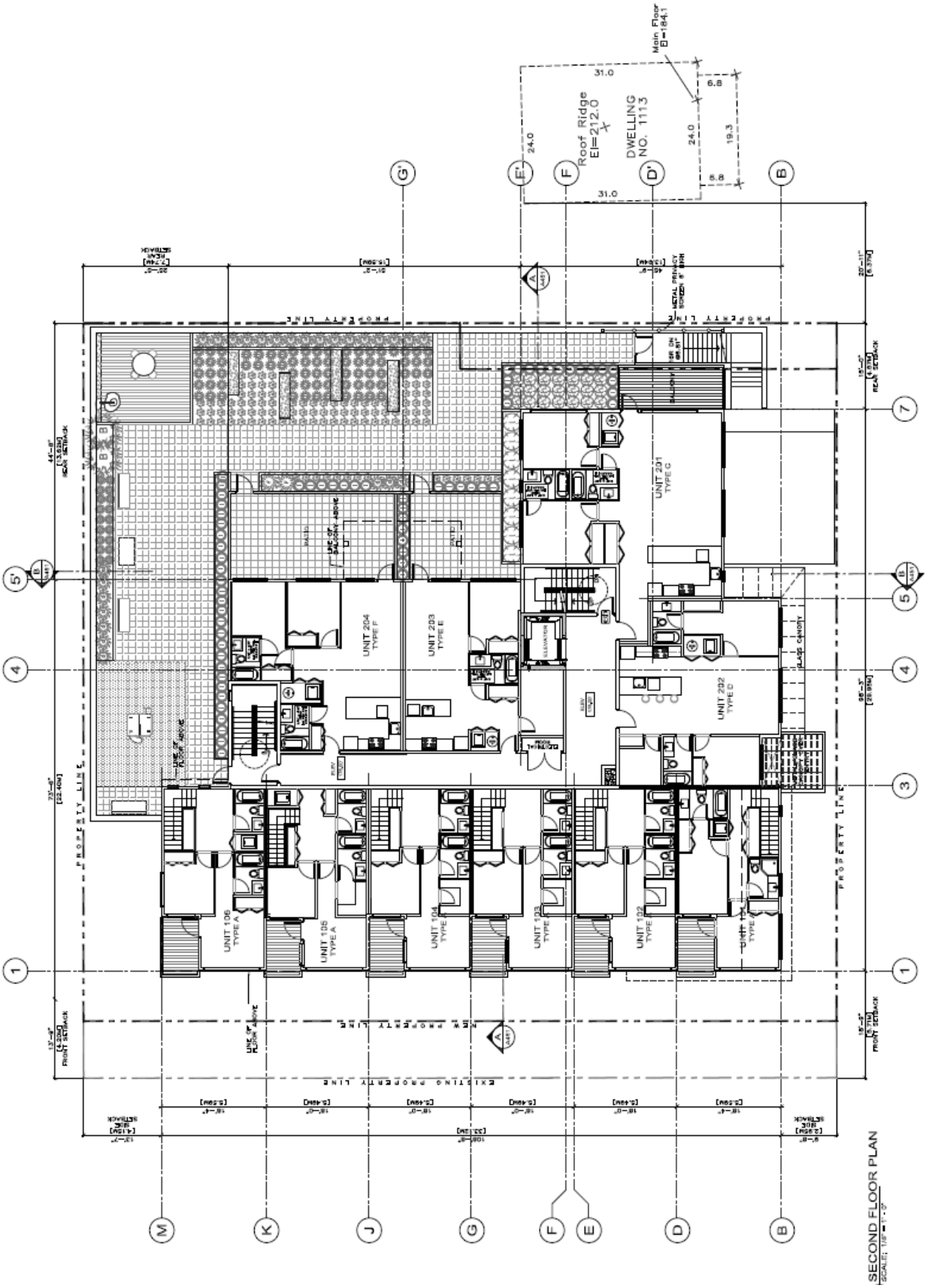
1062.13. *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

**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**

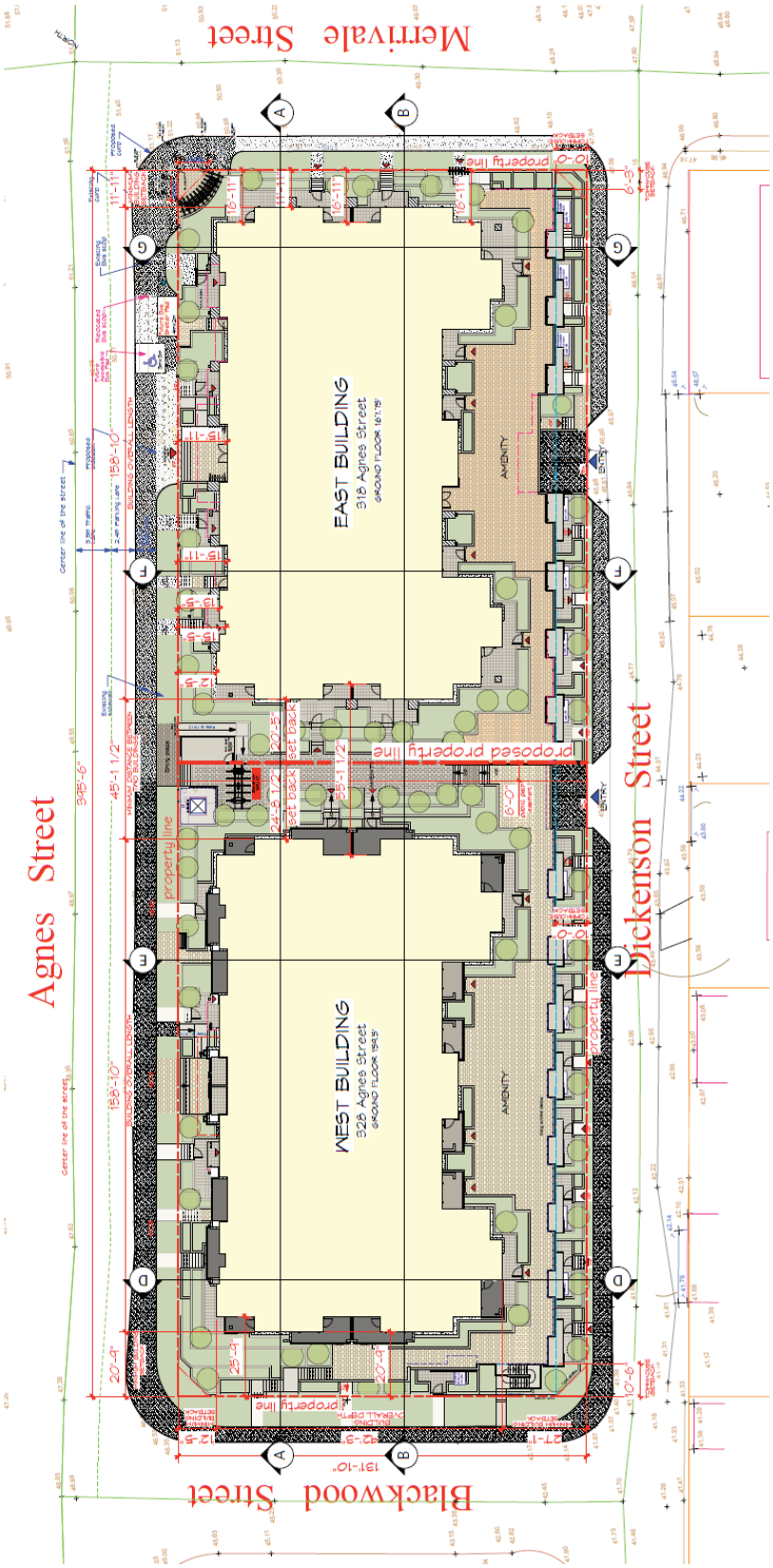
1063.9 The maximum building height on 328 Agnes Street shall not exceed 20.5 meters (67 feet).

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:<br>(a) an interior side setback is provided, then the interior side setback must not be less than 3.05 metres (10 feet); or<br>(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<br>(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:<br>(c) an interior side setback is provided, then the interior side setback must not be less than 3.05 metres (10 feet); or<br>(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<br>(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

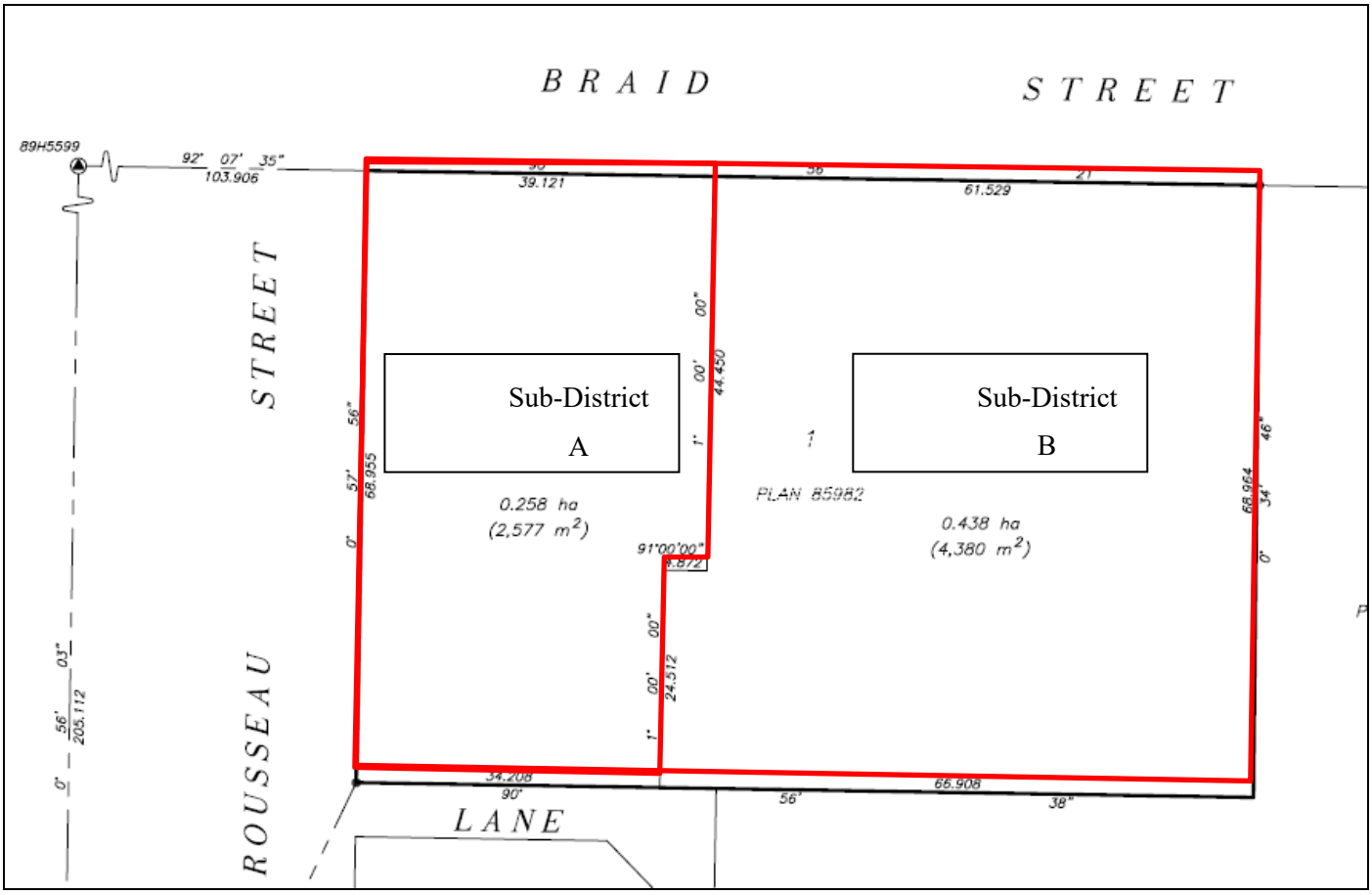
c) if active construction restricts the use of Sub-District B for parking spaces described in subsection (b)(ii), the operator may temporarily use alternative off-site off-street parking spaces in another location within walking distance.

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) |

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

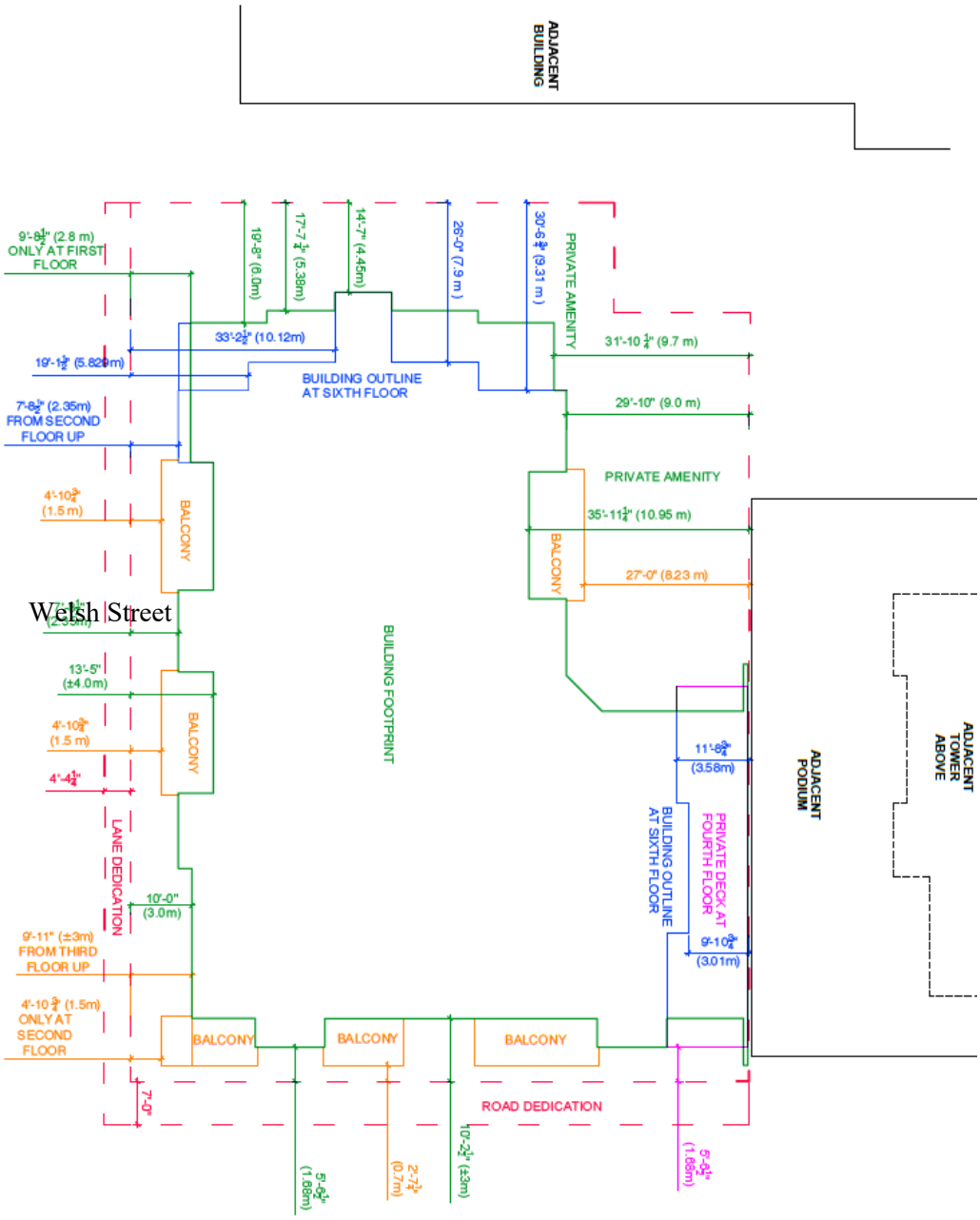
1078 .10 Off-street automobile parking shall be provided in accordance with the Off-Street Parking Regulations section of this bylaw.

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.

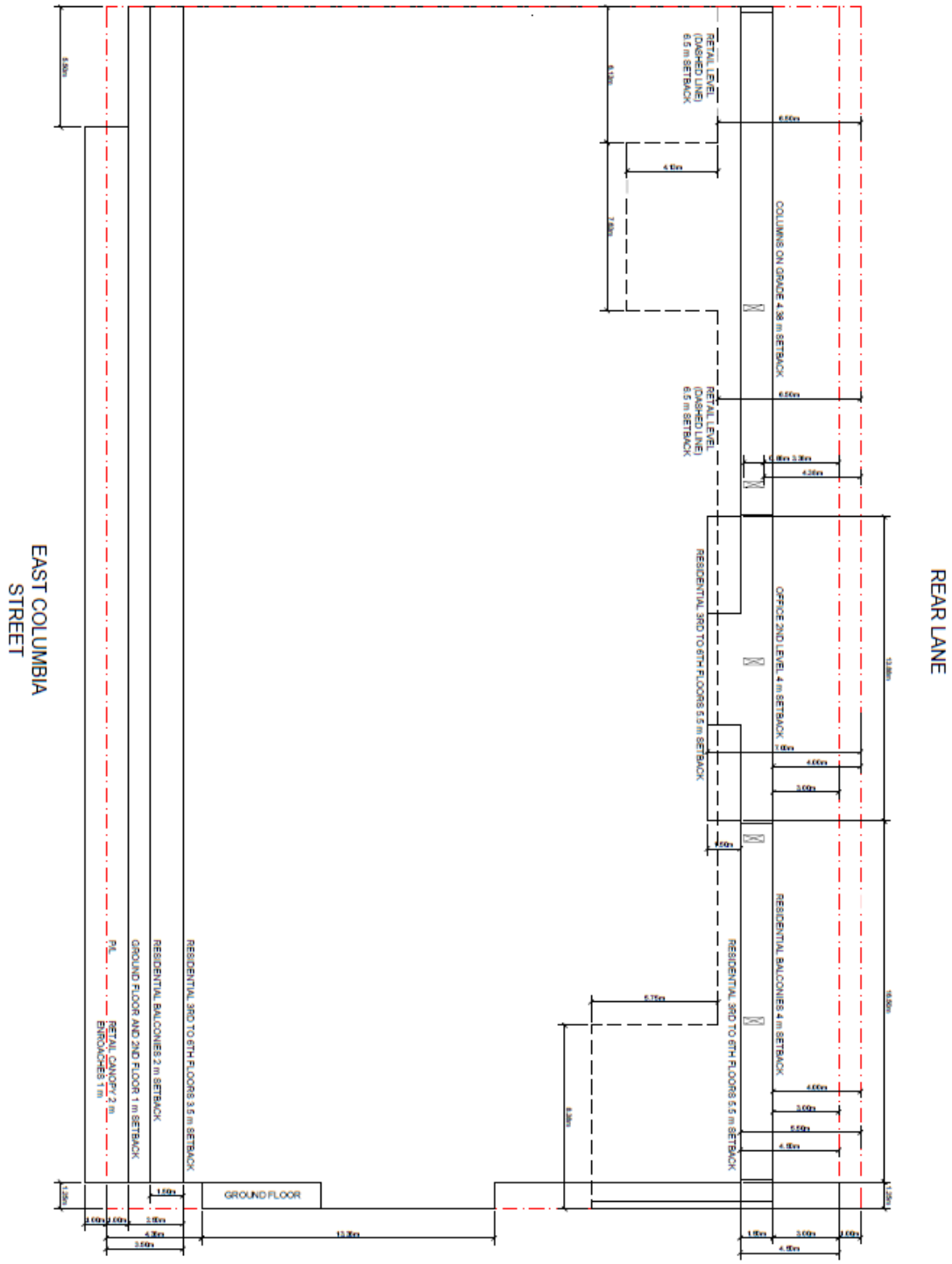
## Off-Street Parking and Loading Requirements

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.

## 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.

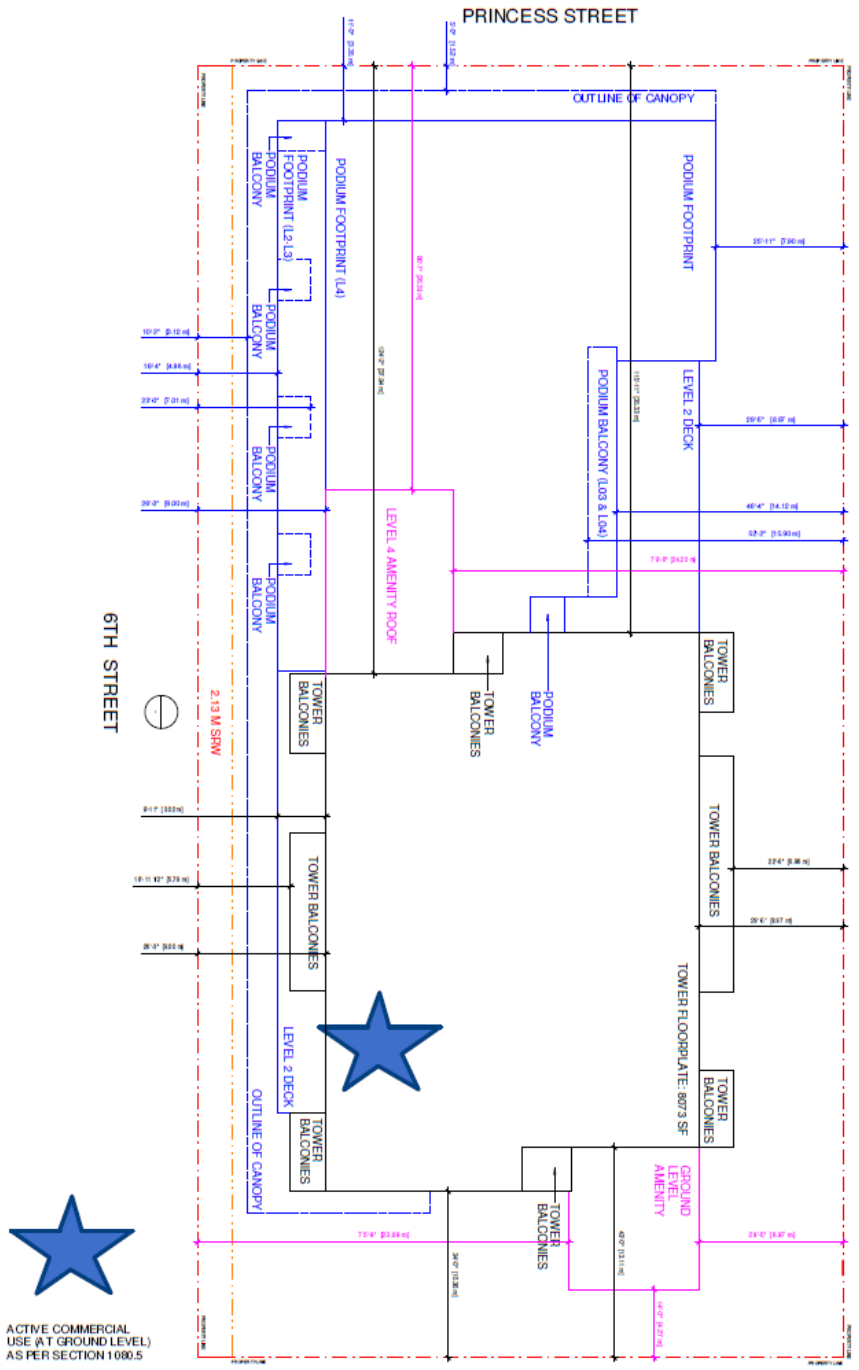
1080 .22 A minimum of 5 off-street parking spaces and vehicles shall be provided for car share purposes.

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);**<br>**5.2 meters (17.06 feet) at second level; and**<br>**0.4 meters (1.31 feet) at parking structure.** |
| **Minimum Side Setback (West)** | **0.3 meters (0.98 feet) at parking structure;**<br>**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**<br>**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.

## 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.

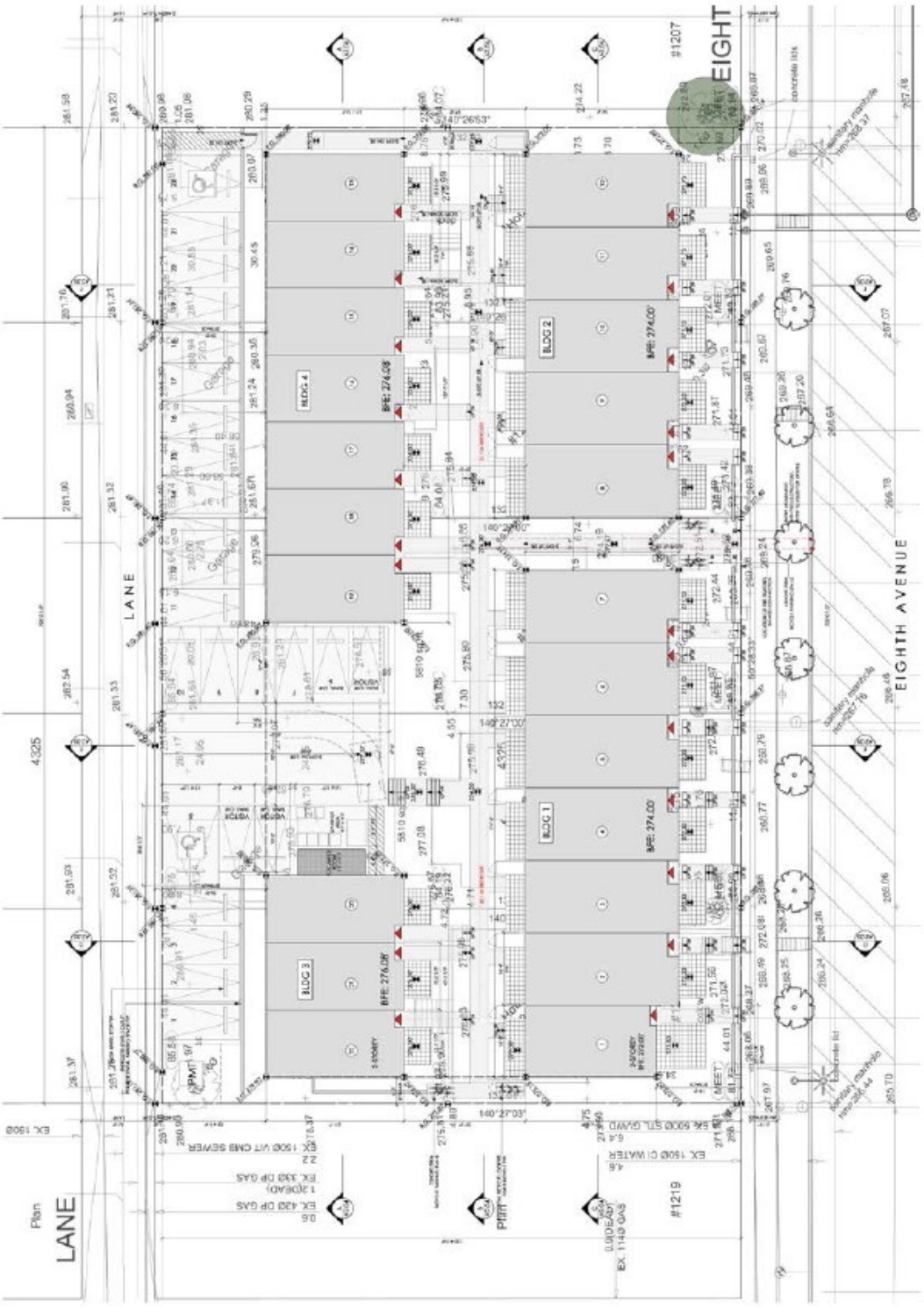
**(BYLAW 8524, 2025)**

## Locked-in Lot

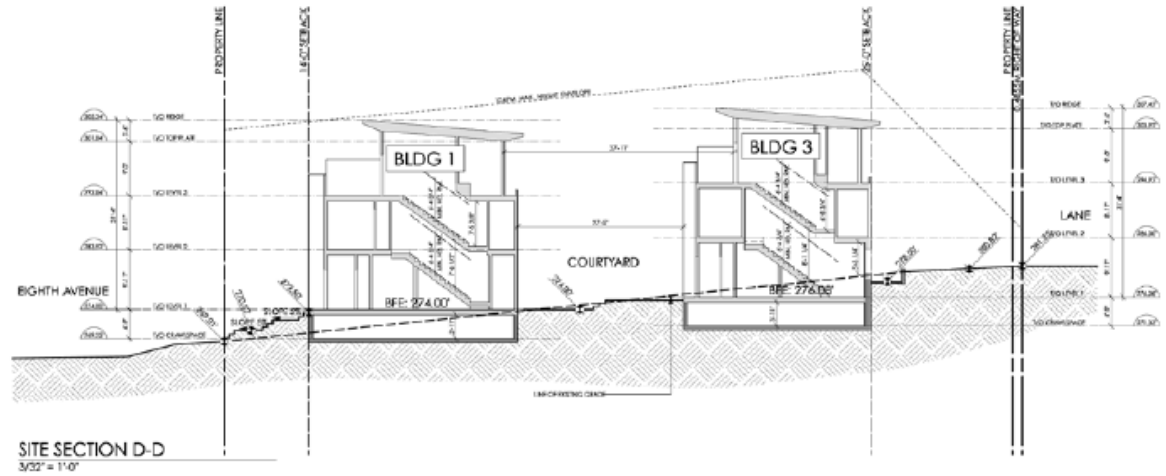
1086 .9 The Locked-in Lot provision under Section 170 of this bylaw shall not apply.

# Comprehensive Development District (1200 Block Eighth Avenue Townhouses)(CD-86)

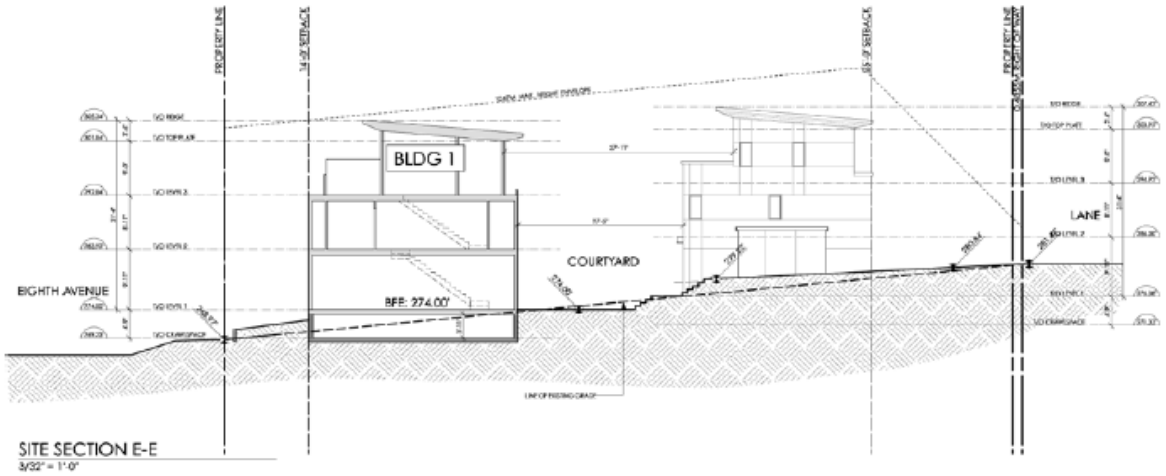
**Supplementary Plan #1**



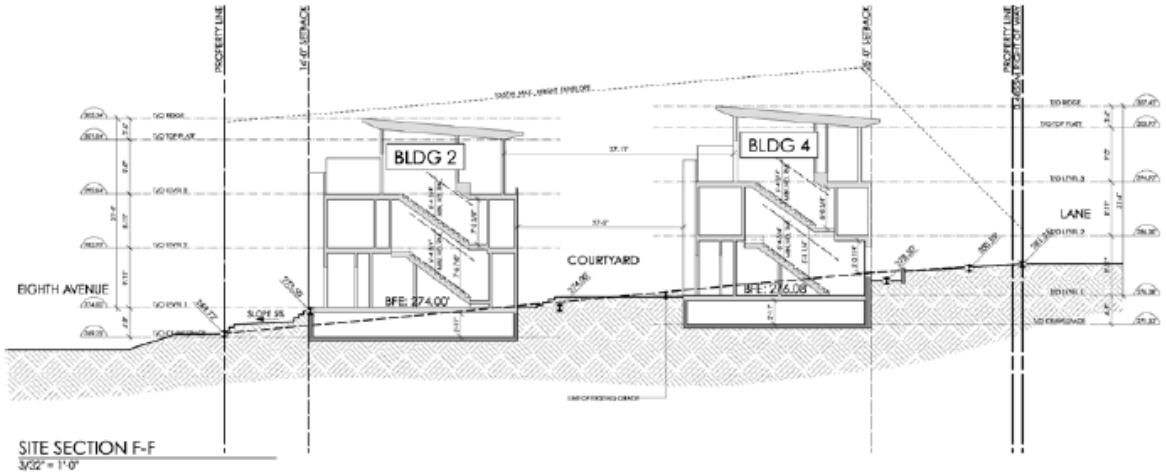
**Supplementary Plan #2**




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**<br>**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;**<br>**7.50 metres at the third storey; and**<br>**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**

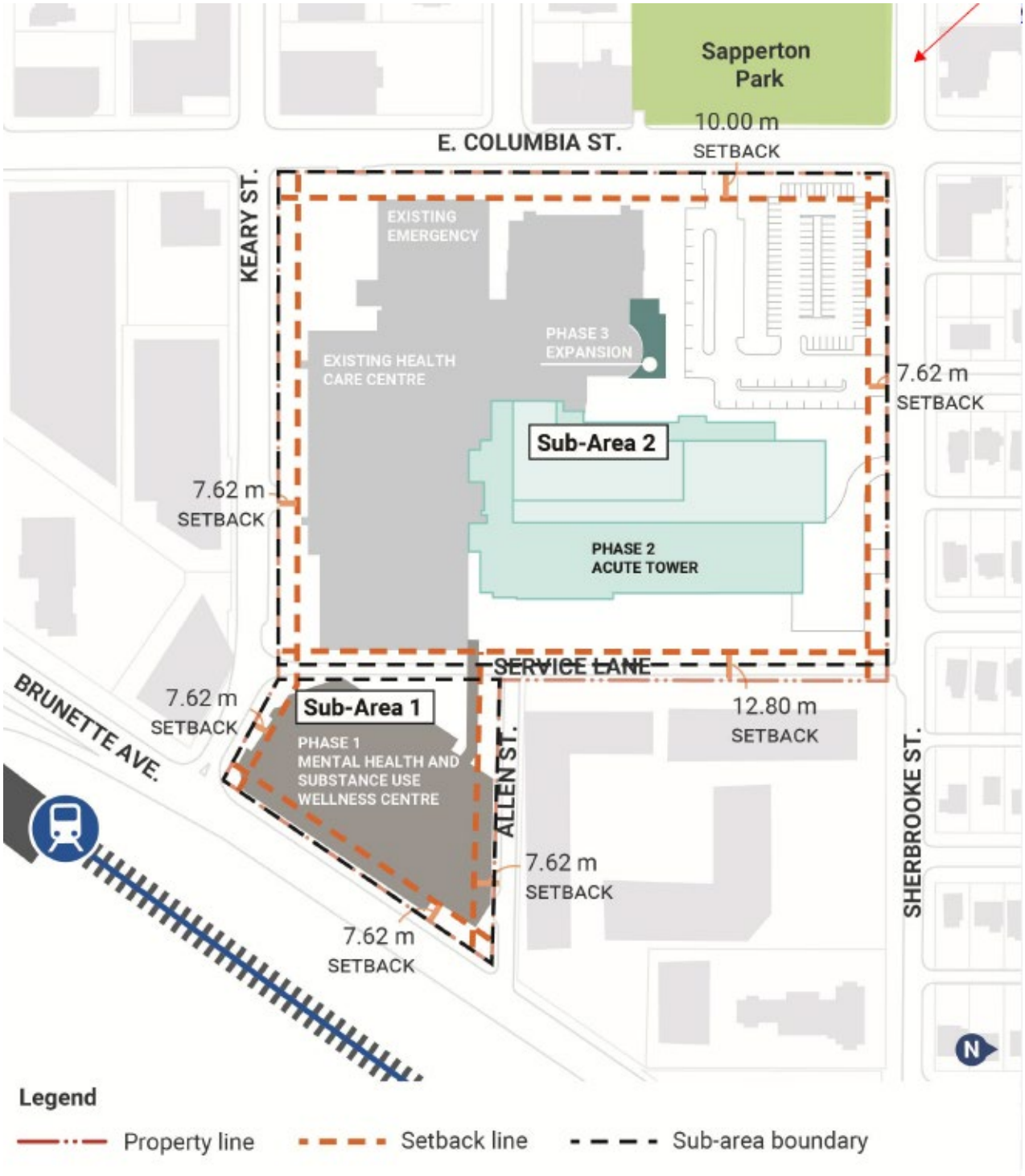
1090 .16 For the purposes of this District:

"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.

# Comprehensive Development District (122 Eighth Avenue) CD-97

## 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:<br>(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<br>(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:<br>(i) in the case of a peaked roof, 10.97 metres (36 feet), or<br>(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.

## 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:

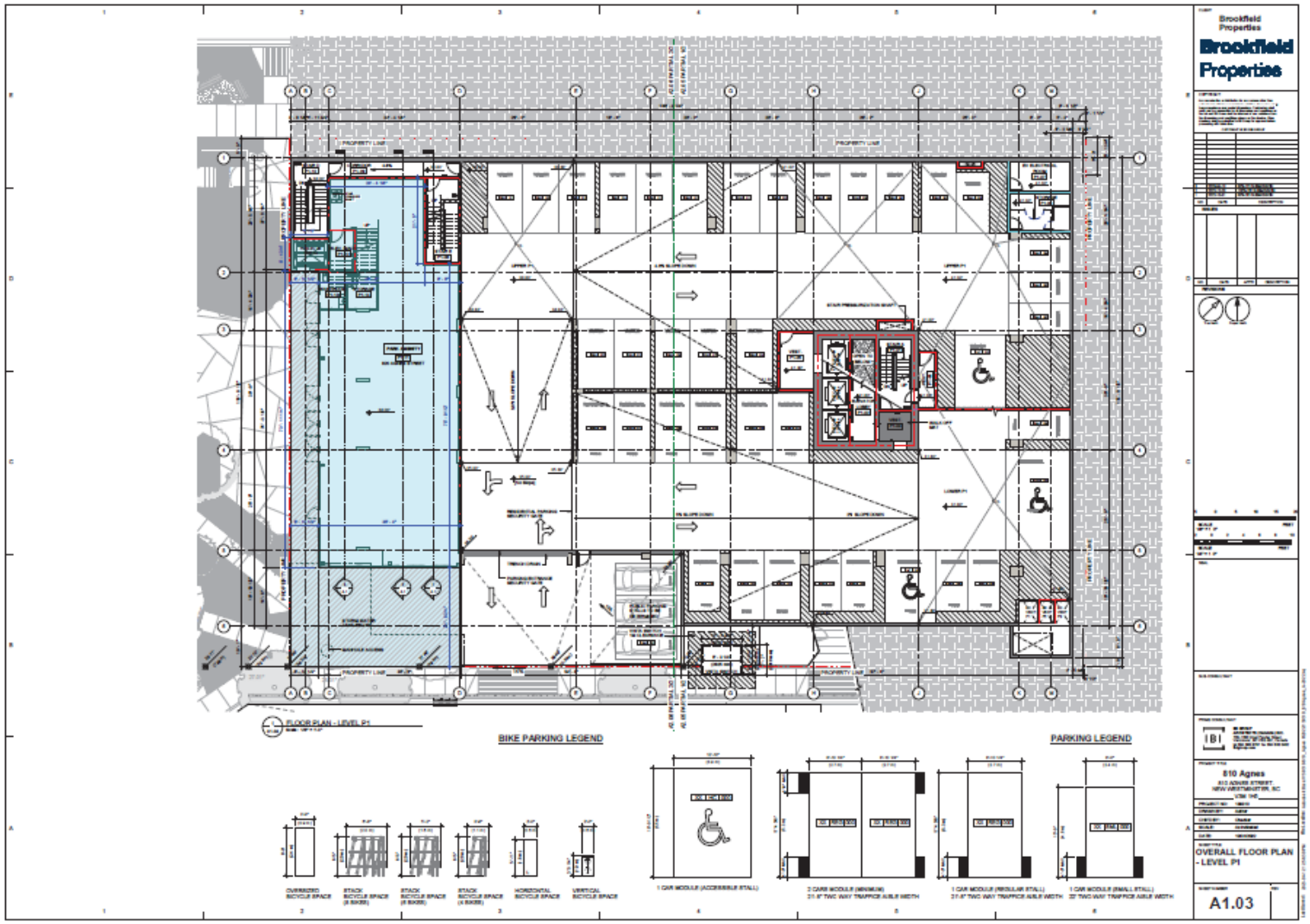
a) A minimum of 550 long term bicycle parking spaces shall be provided.

1103 .19 Off-Street loading shall be provided in accordance with the Off-Street Loading Regulations section of this bylaw.

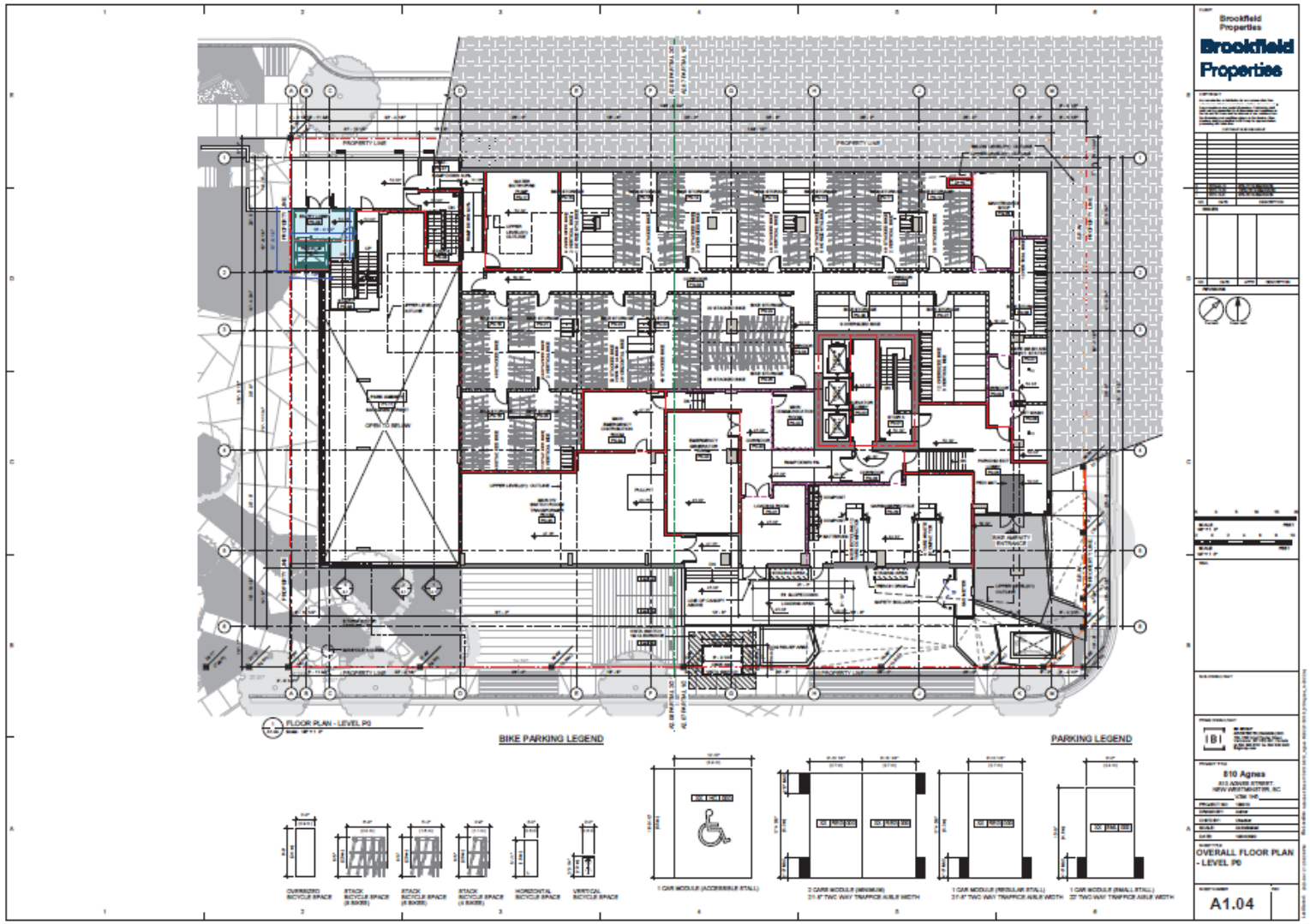
# 810 Agnes Street Comprehensive Zoning District (CD-103)

**Schedule – Location of Community Amenity Space**

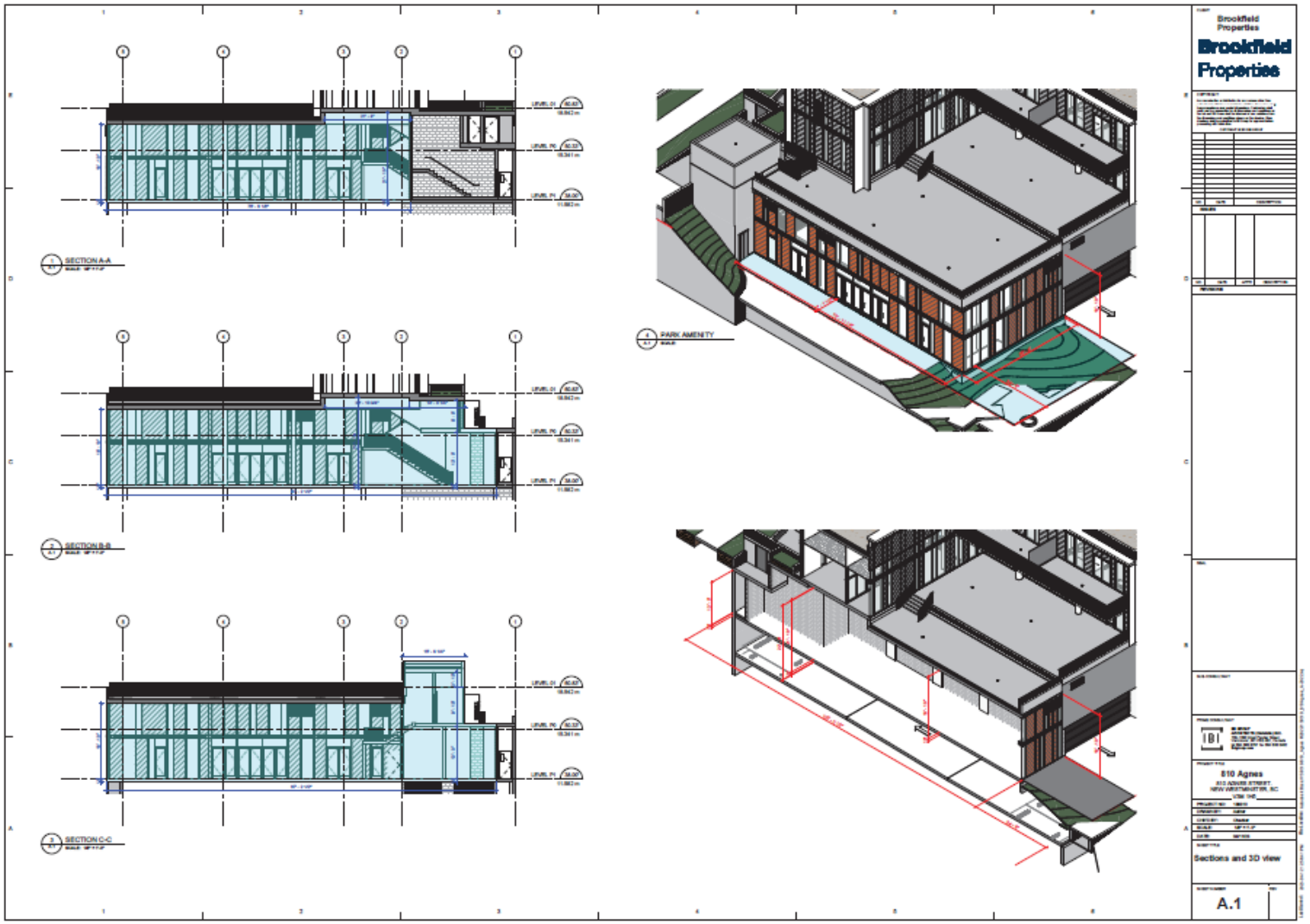
# 810 Agnes Street Comprehensive Zoning District (CD-103)



# 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<br>6.2 metres (20.34 feet) above the third storey** |
| **Minimum Rear Setback (East)** | **3.6 metres (11.8 feet);<br>6.4 metres (21 feet) at the third storey; and<br>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.

## 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.