401 Residential Ground-Oriented Infill District (4 Unit) (RGO-A)

401 .1 The intent of this district is to allow for a range of ground-oriented housing including single detached dwellings, duplex dwellings, multiplexes, laneway and carriage houses, and secondary suites.

Permitted Uses

401 .2 The following principal and accessory uses are permitted in the RGO-A zoning district. For uses accompanied by a checkmark, there are either Use Specific Regulations in the Conditions of Use within this zoning district or within the General Regulations or Special Conditions Sections of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
Accommodation for youth in foster care and transitioning from foster care;	✓
Single detached dwellings	✓
Duplexes	✓
Multiplexes	✓
Public utilities	
Women's transition house	✓

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted *principal uses*	
Home based business	✓
Secondary suites	✓
Keeping of not more than four foster children in a dwelling unit or more than eight *child care children* on a *site*	

Conditions of Use

401 .3 Properties used or developed for *single detached dwellings* shall conform to the following:

a) regulations of the NR-1 zoning district for lots located west of Eighth Street and north of Sixth Avenue;
b) regulations of the RS-4 zoning district for properties located within the Queens Park neighbourhood (north of Royal Avenue and south of Sixth Avenue; and east of Sixth Street and west of McBride Boulevard);

c) otherwise, the regulations of the RS-1 zoning district.

401 .4 *Secondary suites* must be located within the same building as a principal dwelling unit and may not be subdivided or strata titled separately.

Definitions

401 .5 Despite definitions elsewhere in the Bylaw, the following shall be defined as noted below for the purposes of this Zoning District:

401 .6 **Floor space ratio** means, with respect to *buildings* or portions of *buildings*, the number obtained by dividing the horizontal cross-sectional area of all the *buildings* on the *site* to the outside of the outer walls at each floor level (*gross floor area*) by the site area except the following shall not be included:

(a) Rooms used exclusively for electrical and/or mechanical equipment serving more than two principle *dwelling units* on the *site* to a maximum of 3.23 square metres (34.8 sq. ft.) per room and 6.46 square metres (69.6 sq. ft.) per *site*;

(b) Rooms used exclusively for externally accessed bicycle parking compliant with requirements of Section 150 up to a maximum of: 8 square metres (86.11 sq. ft.) for sites with 4 dwelling units; or 11.5 square metres (123.79 sq. ft.) for sites with 5 or 6 dwelling units;

(c) up to 12 square meters (129.17 square feet) for externally accessed space for the storage and management of solid waste on site;

(d) any area having a floor to ceiling height of 1.22 metres (4 feet) or less;

(e) shared vehicle parking areas up to a maximum of 37 square metres (400 sq. ft.) meeting the following conditions:

(i) the lot does not abut a lane suitable for providing access to the lot as determined by the Director of Engineering and Public Works;

(ii) site area is less than 557.4 square metres (6,000 sq. ft.);

(iii) such areas are not limited for private use or individual use by a single unit;

(iv) such exemptions are only applicable to portions of the area located fully under a building meeting the definition of floor area; and

(v) such areas are fully compliant with requirements of Section 140; and

(f) Common amenity areas up to 5% of gross floor area.

401 .7 **Height datum** means the averaged, existing grade at the four corners of the building.

401 .8 **Planted site space** means that portion of a *lot* which is restricted to landscaping with live plant materials and, for clarity, is not occupied or obstructed by any *building* or portion of *building*, driveway or parking area.

401 .9 **Peak height** means the height of a building measured from *height datum* to the highest point of the *building*.

Density – Units

401 .10 Not more than 4 dwelling units are permitted per lot.

401 .11 For clarity, permitted *dwelling units* is inclusive of principal and secondary dwelling units.

401 .12 Not more than one secondary suite is permitted per principal unit.

Density – Principal Buildings

401 .13 The maximum *floor space ratio* is as follows:

	2 *Dwelling Units*	3 *Dwelling Units*	4 Dwelling Units	5 *Dwelling Units*	6 *Dwelling Units*
Maximum *Floor Space Ratio*	0.6	0.7	0.8	1.0	1.0

Site Access Requirements

401 .14 *Duplexes* and/or *multiplexes* must provide a full or partial land conveyance from a *site* for a *lane* for the purposes of providing alternate vehicle access from a city collector, arterial, or major road network, as identified in the Street and Traffic Bylaw No. 7664, 2015, and must meet the following requirements:

a) shall be satisfied through a dedication of land or a Statutory Right-of-Way to the City, in accordance with the *Subdivision and Development Control Bylaw*; and

b) shall be up to 3.0 metres in width to ensure a total lane width of no less than 6.0 metres (19.69 feet), as required by the Director of Engineering and Public Works.

401 .15 If the site would require reversing of vehicles onto a collector, arterial or major road, an on-site vehicle turnaround must be provided in accordance with the Laneway and Carriage House Design Guidelines within the New Westminster Official Community Plan.

401 .16 For clarity, the requirements of the Site Access Requirements section of this district shall include lots with frontage on a city collector, arterial or major road network, as well as lots which abut the lane, or would abut a future lane, providing alternate access from the city collector, arterial or major road network after dedication or right-of-ways have been provided.

Subdivision Regulations

401 .17 A site shall be not less than 557.40 square metres (6,000 square feet) in area and shall have a frontage of not less than 10% of its perimeter.

Building and Lot Coverage

401 .18 Sites must comply with the following building and lot coverage requirements:

Requirement	2 *Dwelling Units*	3 to 4 *Dwelling Units*	5 to 6 *Dwelling Units*
Maximum *Building* Coverage	40%	45%	50%
Minimum *Pervious Site Coverage* (percentage of site area)	45%	40%	40%
Minimum Planted Site Space (percentage of site area)	30%	20%	15%

401 .19 *Building* coverage shall be calculated using the horizontal area within the vertical projection of the outermost walls of principal and accessory buildings on a lot, divided by the lot area, and expressed as a percentage.

401 .20 *Planted site space* will contribute towards minimum *pervious site coverage* requirements.

401 .21 *Planted site space* must be a minimum of 15 square metres (161.46 square feet), with a minimum dimension of 2.1 metres (6.9 feet).

401 .22 Diagram 1 below provides guidance on how to incorporate building coverage, pervious site coverage, and planted site space.



Diagram 1: Building and Lot Coverage

Building Envelope

401 .23 All principal buildings and *detached accessory dwelling units* shall be sized and sited according to the following:

Regulation	Requirement
Minimum *Front Setback*	3.5 metres (11.5 feet)
Minimum *Rear Setback*	Where rear lot line abuts a *lane*: 1.2 metres (4 feet), otherwise 3.0 metres (9.84 feet).
Minimum Rear Upper Setback	All portions of buildings greater than 2 storeys shall be setback 5.0 metres (16.4 feet) from rear lot lines.
Minimum *Side Setback*	1.22 metres (4 feet) except where an exterior side lot line abuts a street, the minimum side setback shall be 3.0 metres (9.84 feet).
Minimum Separation of *Buildings* on the Same Lot	Between principal buildings where two side walls are facing: 2.4 metres (7.9 feet)
	Between principal buildings where front or rear walls are facing any side of another building: 6.1 metres (20.0 feet)
	Between principal and accessory buildings: 2.4 metres (7.9 feet)
Maximum *Peak Height*	No building shall exceed a *peak height* of: (i) in the case of a peaked roof, 12.0 metres (39.4 feet), or (ii) in the case of a roof having a pitch of 4:12 or less, 11.0 metres (36.1 feet).

401 .24 All principal buildings shall not be less than 4.57 metres (15 feet) from the corner of the *site* at an intersection of two *streets,* two *lanes,* or a *street* and *lane*.

401 .25 Exterior staircases shall not be more than 1 storey and shall only be permitted from from the first floor to grade.

Projections Into Yards

401 .26 All regulations within the Projections into Yards within section 190 shall apply, except that:

(a) Exterior shading devices, such as awnings, louvers and shutters, shall be permitted to project up to 0.61 metres (2 feet) into side yards, provided that they are not located closer than 0.61 metres (2 feet) to the property line.

Solid Waste Storage

401 .27 Any *site* that includes four or more *dwelling units* must provide a minimum of 12 square meters (129.17 square feet) of space for the purposes of solid waste storage.

401 .28 Space for the purposes of solid waste storage must be screened by walls, fence or similar opaque structure on all sides of not less than 1.5 metres (4.92 feet) in height.

Detached Accessory Buildings

401 .29 All detached accessory buildings:

(a) if the detached accessory building includes a garage or carport, the garage or carport shall not be located closer to a lane than 6.71 metres (22 feet), less the width of such lane;

(b) shall not be less than 4.57 metres (15 feet) from the corner of the site at an intersection of two streets, two lanes, or a street and lane;

(c) shall not cover more than 10% of the site area;

(d) shall not exceed one storey, and

(i) in the case of a peaked roof, no portion of the roof shall exceed a height of 4.57 metres (15 feet) measured from the height datum, or

(ii) in the case of a roof having a pitch of 4:12 or less, no portion of the roof shall exceed a height of 3.6 metres (12 feet) measured from the height datum;

(e) if the detached structure is a swimming pool or swimming pool enclosure, shall not be less than 1.52 metres (5 feet) from side and rear site lines;

(f) shall not be less than 3.0 metres (9.84 feet) from any exterior side site line;

(g) shall not be less than 0.6 metres (1.96 feet) from a rear lot line;

(h) where the site fronts a City collector, arterial or major road as identified on the New Westminster Master Transportation plan, but does not have access to a rear lane, the detached accessory building shall be sited not less than 3.65 metres (12 feet) from any rear site line;

(i) shall not have dormers; and,

(j) shall contain no plumbing fixtures other than one toilet and one sink.

Off-Street Parking and Loading Requirements

401 .30 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw except:

(a) where a vehicle is required to reverse more than 10.06 metres (33 feet), an on-site turnaround shall not be required.

401 .31 Bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this bylaw.

402 Residential Ground-Oriented Infill District (6 Unit) (RGO-B)

402 .1 The intent of this district is to allow for a range of ground-oriented housing including single detached dwellings, duplex dwellings, multiplexes, laneway and carriage houses, and secondary suites.

Permitted Uses

402 .2 Development of sites zoned RGO-B shall comply with the regulations and requirements of the Ground-Oriented Multi-Unit Housing Residential District (RGO-A), except:

a) Not more than 6 *dwelling units* are permitted per *lot*.
b) *Off-Street parking* for residential uses shall not be required outside the area included in the map in Appendix 1 attached to this district below.

Appendix 1
to 402 Residential Ground-Oriented Infill District (6 Unit) (RGO-B)

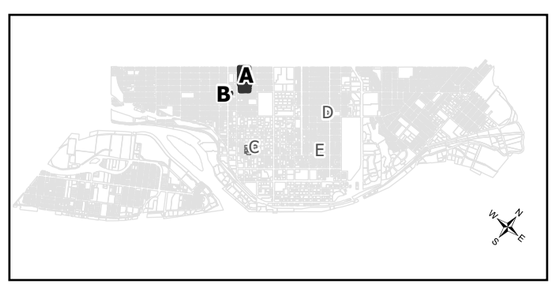
"Map 1. Areas Where Off-Street Parking Is Required"



ADDRESS
1024 DUBLIN ST
1026 DUBLIN ST
1028 DUBLIN ST
1102 DUBLIN ST
1103 DUBLIN ST
1105 DUBLIN ST
1106 DUBLIN ST
1110 DUBLIN ST
1111 DUBLIN ST
1114 DUBLIN ST
1115 DUBLIN ST
1116 DUBLIN ST
1117 DUBLIN ST
1119 DUBLIN ST
1120 DUBLIN ST
1121 DUBLIN ST
1122 DUBLIN ST
1023 EDINBURGH ST
1024 EDINBURGH ST
1029 EDINBURGH ST
1101 EDINBURGH ST
1104 EDINBURGH ST
1106 EDINBURGH ST
1107 EDINBURGH ST
1108 EDINBURGH ST
1109 EDINBURGH ST
1110 EDINBURGH ST
1111 EDINBURGH ST
1112 EDINBURGH ST
1115 EDINBURGH ST
1116 EDINBURGH ST
1117 EDINBURGH ST
1120 EDINBURGH ST
1121 EDINBURGH ST
1123 EDINBURGH ST

ADDRESS
1025 EIGHTH AVE
1101 EIGHTH AVE
1107 EIGHTH AVE
1109 EIGHTH AVE
1117 EIGHTH AVE
1119 EIGHTH AVE
1121 EIGHTH AVE
1218 EIGHTH AVE
1300 EIGHTH AVE, 1302 EIGHTH AVE
1304 EIGHTH AVE
1310 EIGHTH AVE
1312 EIGHTH AVE
1314 EIGHTH AVE
1318 EIGHTH AVE
1324 EIGHTH AVE
737 FOURTEENTH ST
1309 HAMILTON ST
1311 HAMILTON ST
1315 HAMILTON ST
1317 HAMILTON ST
1319 HAMILTON ST
805 HENLEY ST
806 HENLEY ST
812 HENLEY ST
813 HENLEY ST
815 HENLEY ST
817 HENLEY ST
818 HENLEY ST
821 HENLEY ST
823 HENLEY ST
830 HENLEY ST
834 HENLEY ST
901 HENLEY ST
903 HENLEY ST
905 HENLEY ST

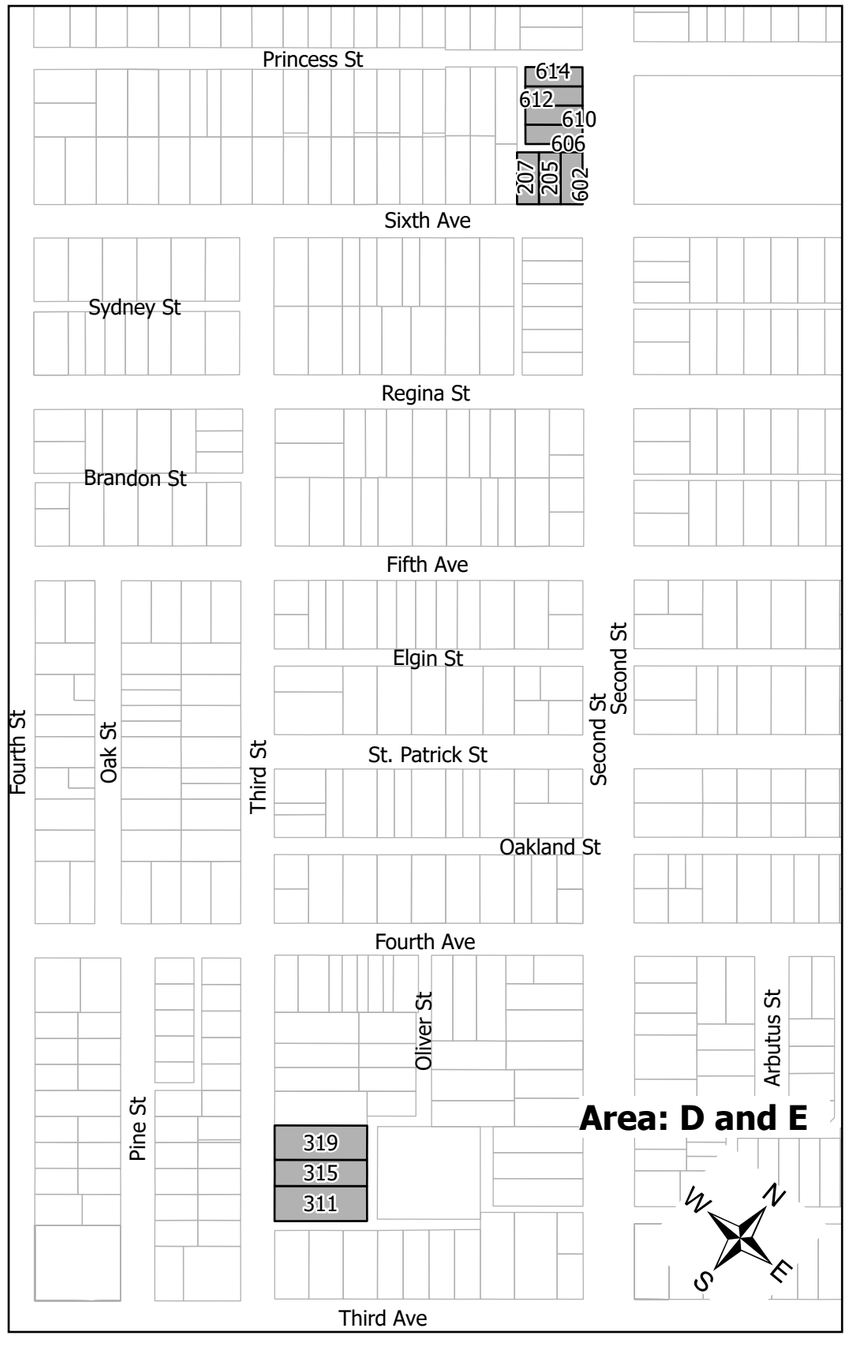
ADDRESS
906 HENLEY ST
909 HENLEY ST
912 HENLEY ST
913 HENLEY ST
914 HENLEY ST
916 HENLEY ST
918 HENLEY ST
923 HENLEY ST
926 HENLEY ST
927 HENLEY ST
929 HENLEY ST
930 HENLEY ST
931 HENLEY ST
1101 LONDON ST
1103 LONDON ST
1107 LONDON ST
1108 LONDON ST
1109 LONDON ST
1113 LONDON ST
1114 LONDON ST
1115 LONDON ST
1116 LONDON ST
1119 LONDON ST
1120 LONDON ST
1122 LONDON ST
1123 LONDON ST
1124 LONDON ST
1106 TENTH AVE
1110 TENTH AVE
1112 TENTH AVE
1116 TENTH AVE
1120 TENTH AVE
1124 TENTH AVE
734 THIRTEENTH ST





ADDRESS
1005 CORNWALL ST
1009 CORNWALL ST
1010 CORNWALL ST
1013 CORNWALL ST
1014 CORNWALL ST
1016 CORNWALL ST
1018 CORNWALL ST
1020 CORNWALL ST
1024 CORNWALL ST
1026 CORNWALL ST
1028 CORNWALL ST
1030 CORNWALL ST
1031 CORNWALL ST
1033 CORNWALL ST
1034 CORNWALL ST
1035 CORNWALL ST
1037 CORNWALL ST
305 ELEVENTH ST
313 ELEVENTH ST
317 ELEVENTH ST

ADDRESS
329 ELEVENTH ST
1010 FOURTH AVE
1014 FOURTH AVE
1016 FOURTH AVE
1018 FOURTH AVE
1020 FOURTH AVE
1022 FOURTH AVE
1009 OXFORD ST
1011 OXFORD ST
1024 OXFORD ST, 1023 THIRD AVE
1028 OXFORD ST
324 TENTH ST
326 TENTH ST
336 TENTH ST
340 TENTH ST
1019 THIRD AVE
1021 THIRD AVE
1025 THIRD AVE
1027 THIRD AVE



ADDRESS
602 SECOND ST
606 SECOND ST
610 SECOND ST
612 SECOND ST
614 SECOND ST
205 SIXTH AVE
207 SIXTH AVE
311 THIRD ST
315 THIRD ST
319 THIRD ST

