CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING BYLAW NO. 6680, 2001, AMENDMENT BYLAW (NON-PROFIT HOUSING DEVELOPMENT, PHASE 2) NO. 8528, 2025

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

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

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

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

1. This Bylaw may be cited for all purposes as "Zoning Bylaw No. 6680, 2001, Amendment Bylaw (Non-Profit Housing Development, Phase 2) No. 8528, 2025".

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

   a) Replacing section 190.54.1 with the following:

      Notwithstanding any other provision of this Bylaw, *non-profit housing development* is a permitted principal use on all parcels designated as (RLR) Residential – Low Rise, (RLM) Residential – Limited Mid Rise, and (RMR) Residential – Mid Rise in the City of New Westminster's Official Community Plan, as amended.

   b) Adding the following as 190.54.5.1 to "Conditions of Use" section 190.54:

      Non-profit housing development is not a permitted use on a parcel if developing a *non-profit housing development* would result in the creation of a new *locked-in lot*.

   c) Amending the table in Section 150.3 (Residential Bicycle Parking Requirements) by replacing the row titled "***Non-Profit Housing Development***" with the following:

Non-Profit Housing Development	1.5 spaces per *dwelling unit*	0-19 units: 2 spaces 20-59 units: 6 spaces 60-99 units: 9 spaces 100 or more units: 12 spaces

3. Zoning Bylaw No. 6680, 2001 is further amended by making such consequential changes as are required to give effect to the amendments particularized in this bylaw, including changes to the format, numbering and table of contents.

GIVEN FIRST READING this 15th day of December, 2025.

GIVEN SECOND READING this 15th day of December, 2025.

PUBLIC HEARING held this 26th day of January, 2026.

GIVEN THIRD READING this 26th day of January, 2026.

ADOPTED this 23rd day of February, 2026.

I hereby certify that this is a true and exact copy of the original document, which has not been altered in any way.

Date 01/28/2026

Hanieh Berg, Corporate Officer
City of New Westminster

MAYOR PATRICK JOHNSTONE

HANIEH BERG, CORPORATE OFFICER

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this 19th day of February, 2026

Roanan C

for Minister of Transportation