City of
New Westminster

Report to Council

To:	New Westminster City Council in Regular Council	**Meeting Date:**	May 11, 2026
From:	Jackie Teed, Director, Planning & Development	**Report No.:**	2026-170

Re: **Our City, Our Homes: Implementation of the Infill Housing Program**

Staff Recommendation

1. *THAT Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw No. 8573, 2026 be introduced and given first reading.*

2. *THAT Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw No. 8573, 2026 be considered in conjunction with the City's Capital Expenditure Program as contained in the Five Year Financial Plan, and the Region's Integrated Solid Waste and Resource Management Plan, Integrated Liquid Waste and Resource Management Plan, and Drinking Water Management Plan, which are deemed to be consistent with said program and plan in accordance with Section 477(3)(a) of the Local Government Act.*

3. *THAT Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw No. 8573, 2026 be given second reading, and be forwarded to Public Hearing.*

4. *THAT Zoning Bylaw No. 6680, 2001, Amendment Bylaw No. 8578, 2026 be introduced and given first and second readings, and be forwarded to Public Hearing.*

5. *THAT Planning & Development Fees and Rates Bylaw No. 7683, 2014, Amendment Bylaw No. 8580, 2026 be introduced and given first, second and third readings.*

6. *THAT Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004, Amendment Bylaw No. 8585, 2026 be introduced and given first, second and third readings.*

7. *THAT Bylaw Notice Enforcement Bylaw No. 7318, 2009, Amendment Bylaw No. 8582, 2026 be introduced and given first, second and third readings.*

8. *THAT Municipal Ticket Information Bylaw No. 8077, 2019, Amendment Bylaw No. 8583, 2026 be introduced and given first, second and third readings.*

9. *THAT the "Queen's Park Heritage Conservation Area Protection: Evaluation Checklist" in Attachment 11 of the report titled "Our City, Our Homes: Implementation of the Infill Housing Program Bylaws for First and Second Reading" dated May 11, 2026 be endorsed for use in Heritage Alteration Permit applications for demolition and Official Community Plan Amendment applications for removal of Heritage Conservation Area protection.*

Purpose

To request that Council give readings to the bylaws that would implement the Infill Housing Program.

Summary

In 2025, the Province of British Columbia amended the Local Government Act regulations related to Small-scale Multi-unit Housing which had the effect of applying these regulations to eligible properties in New Westminster. The work to implement the legislated changes aligns with work already being completed under the City's Infill Housing Program, which is one of the City's commitments under an $11.4 million grant awarded in February 2024 from the Housing Accelerator Fund (HAF) program established by the Canada Mortgage and Housing Corporation (CMHC).

This report outlines amendments proposed to the Official Community Plan (OCP) and Zoning Bylaw to implement the Infill Housing Program, which is the last of the City's seven HAF-funded initiatives. This initiative is required to be completed by June 15, 2026, which will meet both the HAF and legislated deadlines.

Guided by Council's 2023-2026 Strategic Plan, the program is aimed at providing more housing choice in the city. The program proposes updates to enable more housing options on a single property, rather than the consolidation of multiple properties. Included housing forms are: duplexes, triplexes, quadraplexes, multiplexes, secondary suites, laneway houses, and side-by-side townhouses.

The proposed updates would designate approximately 3,000 properties for up to six units in the Official Community Plan, create new development permit guidelines and new zoning districts, and pre-zone approximately 1,900 properties for up to four units and approximately 1,100 properties for up to six units. Pre-zoning would mean that no rezoning application would be required to build infill housing, streamlining the approvals process. A Development Permit would still be required.

To implement this program, changes to the OCP and Zoning Bylaw are being proposed. Staff recommends Council give first and second reading to the amendment bylaws, consider the OCP bylaw in conjunction with financial and waste management plans, and forward the bylaws to a public hearing. In addition, minor amendments to other City bylaws and programs are proposed, to ensure alignment of existing bylaws with the infill program. It is recommended these bylaws be given three readings.

Background

The Infill Housing Program was identified as one of the City's key CMHC Housing Accelerator Fund grant actions, in alignment with Council's 2023-2026 Strategic Priorities Plan. While it was initiated prior to the enactment of provincial housing legislation, the Infill Program responds to Provincial Small-Scale Multi-Unit Housing (SSMUH) legislation, which requires municipalities to pre-zone single detached and duplex areas for a minimum of three to six units, depending on lot size and proximity to frequent transit (detailed in Attachment 1).

Discussion

Official Community Plan Infill Housing Land Use Designation and Map

Aligning with Council direction and Provincial legislation, approximately 3,000 single detached dwelling and duplex properties in the city's low density residential areas would be designated "Residential – Ground Oriented Infill Housing", as shown in Schedule 1 of Attachment 3. The purpose of this land use designation is to provide a mix of ground oriented infill housing forms, where each unit has a separate exterior entrance directly from a street or open space. Units can be attached, detached, or a combination of the two.

The "Residential – Ground Oriented Infill Housing" land use designation definition would be revised to allow for up to six units per property. The six units would be inclusive of principal units, detached accessory units, and secondary suites. A Heritage Revitalization Agreement or Official Community Plan Amendment would be required to allow more than six units.

These changes would be implemented through Official Community Plan Amendment Bylaw No. 8573, 2026 (Attachment 3).

Properties already identified for higher density land uses in the Official Community Plan were not considered as part of the program. This includes:

- Single detached dwelling and duplex properties now included in Provincial Transit Oriented Development (TOD) Areas, for which Infill Housing opportunities were adopted as part of the TOD Area bylaws on February 23, 2026.
- Properties being considered for an extension of the "Residential – Limited Mid Rise" land use designation, which is the land use designation being applied in the outer tier of the Transit Oriented Development Areas. These properties identified on the outer edges would be designated higher density to enable a smoother transition in density from the Transit Oriented Development Areas to the neighbouring areas.

Queensborough is not included as it has received an extension for compliance with the Small Scale Multi-Unit Housing legislation. (See Attachment 1).

New Infill Housing Development Permit Area Guidelines

Applications for infill housing projects would require a Development Permit. A Development Permit would be issued when development permit guidelines are met. Development permit guidelines allow municipalities to set expectations for things like building appearance, site layout, and sustainability.

New development permit guidelines have been created for the Ground Oriented Housing Development Permit Area. The guidelines are included in Schedule 3 of Attachment 3, and focus on ensuring livability-focused housing and site design that fits well within city neighbourhoods, and encouraging best practices for reducing greenhouse gas emissions and promoting water and energy conservation. The guidelines would also ensure alignment with citywide policies and strategies.

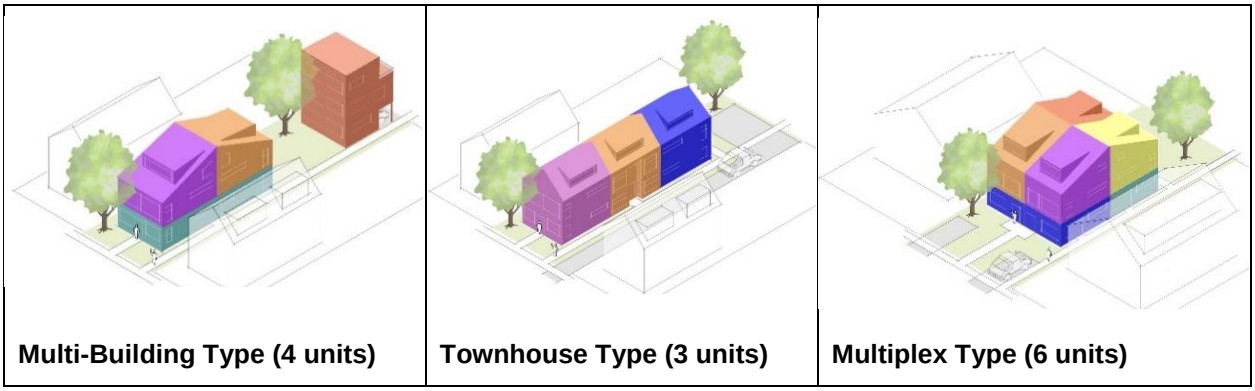
The guidelines would be implemented through Official Community Plan Amendment Bylaw No. 8573, 2026 (Attachment 3).

Infill Housing Zoning Regulations

Two new zoning districts have been created, which are included in Schedule A and B of Attachment 4. One zone has been created to allow up to four units and a second zone to allow up to six units. The new zoning districts would allow:

- A variety of infill housing forms (examples shown in Figure 1).
- Multiple principal buildings on the same property;
- Buildings up to three storeys, with a maximum of two units stacked on top of each other; and
- Property owners to retain, renovate and/or rebuild detached houses, with/without secondary suites and/or laneway/carriage houses, as currently permitted.

Figure 1. Examples of Infill Housing Types



Multi-Building Type (4 units)	Townhouse Type (3 units)	Multiplex Type (6 units)

The new zoning districts include regulations such as unit type, density, vehicle parking, tenure, site coverage, setbacks, and height. Additional details are summarized in Attachment 6. The zoning districts would give flexibility to build the type of housing and number of units up to the permitted maximum of four or six; but ultimately the number of

units that could be constructed on a property would be informed by site context. As an example, on small or oddly shaped lots it may not be possible to build the maximum permitted number of units due to other zoning requirements, such as parking.

These new regulations would be implemented through Zoning Bylaw Amendment Bylaw No. 8578, 2026 (Attachment 4). A summary of the Zoning Bylaw changes is included in Attachment 5. The proposed bylaw regulations were drafted with consideration of the Province's recommended approach, as detailed by the Provincial Policy Manual and Site Standards. Additional details on the alignment with the Policy Manual are included in Attachment 6, including recommended refinements to the zoning since the March 2, 2026 Council Workshop.

Zoning Map Amendments (Pre-Zoning)

In alignment with the provincial Small Scale Multi-Unit Housing legislation, the proposed zoning amendment bylaw would streamline the approval process by pre-zoning sites with a "Residential – Ground Oriented Infill Housing" designation, which would remove the requirement for site-specific rezoning.

Based on technical analysis, public feedback, and Council direction, eligible properties will be pre-zoned for an increased number of units, but not all will be pre-zoned for six units (i.e. some will be permitted four and some six, whereas only two or three are currently permitted). The areas proposed for pre-zoning align with the provincial Small Scale Multi-Unit Housing requirements to allow a minimum of three, four, or six units, based on property size and location, plus limited additional areas proposed to be pre-zoned based on technical analysis.

- Approximately 1,900 properties would be pre-zoned to allow up to four units.
- Approximately 1,100 properties would be pre-zoned to allow up to six units.
- This would include pre-zoning the approximately 50 properties that are legislatively required to permit three units, to instead allow up to four units or six units in alignment with the rest of the block, for simplicity of regulation given that there are few such properties.
- This would include pre-zoning approximately 150 properties for up to six units, over-and-above legislative requirements, in blocks with accessible lanes that:
    - have other properties where the Province requires a minimum of six units and/or,
    - have sufficient infrastructure, e.g. because they already have apartment buildings.

Opportunities to pre-zone additional properties for six units could be considered over time, as the City implements infrastructure upgrades through ongoing work to implement sewer separation and replacement of aging infrastructure, but this will take time and funding.

These rezonings of eligible properties would be implemented through Zoning Bylaw Amendment Bylaw No. 8578, 2026 (Attachment 4). The proposed bylaw amendment aligns with Provincial Small Scale Multi-Unit Housing legislation requirements to rezone properties to enable the delivery of infill housing.

Related Program Amendments

Staff reviewed other City bylaws and programs impacted by the Infill Program to ensure alignment with legislated requirements. The necessary changes proposed to be made at this time include:

- *Planning and Development Fees and Rates Bylaw* – If the proposed OCP and Zoning Bylaw amendments are approved by Council, the City could begin receiving infill housing applications in summer 2026. To provide clarity on permit application fees for projects up to six units, heritage revitalization agreement, and plumbing fees, amendments are proposed to the Planning and Development Fees and Rates Bylaw, in advance of the next annual update, which would not come into effect until January 2027. The proposed amendment bylaw is included as Attachment 7.
- *Business Regulations and Licensing (Rental Units) Bylaw* – This amendment ensures that the City will continue to exempt an owner requiring a business licence to rent a secondary suite or a laneway house. The amendment also expands the exemption to secondary suites in new building forms (e.g. duplex, townhouse) when the owner lives on the same property. Other rental forms permitted through the infill program (e.g. an all rental multiplex) would require a business license to align with existing, licenced small-scale apartment rental buildings. The proposed amendment bylaw is included as Attachment 8.
- *Bylaw Notice Enforcement Bylaw and Municipal Ticket Information Bylaw* – If the proposed Zoning Bylaw amendment is approved by Council, minor updates to the Bylaw Notice Enforcement Bylaw and the Municipal Ticket Information Bylaw are required to ensure they continue to align with the Zoning Bylaw. The proposed amendment bylaws are included as Attachments 9 and 10.
- *Queens Park Heritage Conservation Area (HCA) Protection: Evaluation Checklist* – The HCA is required to be structured so that properties can be developed to achieve the maximum floor space and site coverage available under the Zoning Bylaw. This is one of the considerations of the demolition guidelines for protected properties. To assist with the implementation of the demolition guidelines, the City currently has a Council-endorsed Evaluation Checklist. As the density permitted would be changed with the implementation of the Infill Program, the Development Potential section of the checklist is proposed to be updated to revise the reference “the maximum achievable FSR” rather than reference a specific floor space ratio (FSR) number. This change better reflects that there are now a range of densities permitted across Queens Park (e.g. whether four or six units permitted, whether the site is in a TOD Area). (See Attachment 11).

Additional minor amendments would be made to other programs and bylaws over time as part of regular updates to those programs, or upcoming larger work plans, to ensure alignment with the new infill program.

City Infrastructure Implications

The Small-Scale Multi-Unit Housing legislation aims to allow more housing on properties currently restricted to up to three units. Allowing more housing on these properties has implications related to City infrastructure and services, including to solid waste service, curbside management, and stormwater and drainage volumes. The OCP and zoning recommendations are structured to help mitigate these situations, where possible.

In addition to these implications, current utilities have been designed for the previous zoning entitlements of up to three units (in the form of a single detached dwelling, secondary suite and laneway house). In many cases, infrastructure upgrades will be required to facilitate the additional units envisioned by the legislation. The City will continue replacing and upgrading infrastructure over time as part of ongoing civil work to implement sewer separation and replacement of aging infrastructure. In the meantime, projects developing more than three units in advance of the City's civil work would have to undertake all necessary infrastructure upgrades at their cost. This is anticipated to be cost prohibitive for most applications given the small scale of development, and will likely limit the immediate uptake of this housing program.

Additional opportunities to allow six units in additional areas across the city could be considered in the future, once the City completes these infrastructure upgrades in those areas.

The SSMUH legislation also has implications on heritage protection and child care. Further details on program implications are provided in the March 2, 2026 Council report (which can be viewed here).

Consultation Summary

Sections 475 and 476 of the *Local Government Act (LGA)* provide specific requirements for consultation that must occur prior to the consideration of an OCP amendment. The *LGA* requires local government to provide one or more opportunities it considers appropriate for consultation with the organizations and authorities it considers may be affected by the proposed amendment. These requirements are in addition to a public hearing. On November 4, 2024, Council endorsed the approach to early and ongoing consultation for OCP updates, including changes related to provincial Small Scale Multi-Unit Housing legislation (the report can be viewed here).

Through this process, staff contacted all First Nations and agencies identified to discuss the potential implications of the proposed OCP update. Staff also presented draft program materials to the Advisory Planning Commission for feedback. In addition,

community wide consultation events have been held in Spring 2025 and Winter 2025. Additional information about community, agency, and First Nation consultation is summarized in the March 2, 2026 report, which can be viewed here.

A final round of community, industry, and agency outreach took place in March 2026. This included three pop-up events in the community, and “Ask a Planner” sessions where owners could book property-specific development enquiry appointments. A Builders Breakfast was held with industry representatives to outline the draft program and process. Final refinements were made to the program details based on the feedback received.

Following first and second readings of the bylaw, staff would send a letter to First Nations and agencies outlining the opportunity to provide final feedback to Council through the public hearing. The same letter would be sent to the Advisory Planning Commission. In this case, because of the number of properties affected, there’s no legislative requirement to mail a public hearing notice to owners and occupants. However, due to the scale of the proposed changes, the public hearing would be advertised by sending an information postcard as ad mail to community members.

Financial Implications

Expenses related to the Infill Housing Program, including the consultation, are accounted for in the 2025 and 2026 Capital Plan Budget. The costs are offset by the City’s $11.4 million grant from CMHC’s Housing Accelerator Fund (HAF).

The outcomes of this program highlight the need for senior government funding support, so that the City can deliver the infrastructure needed to enable growth, in support of the community’s housing needs. Staff continue to explore funding sources as they arise, and are continuing work on the City’s Financing Growth Strategy toward supporting costs of infrastructure needs through the implementation of tools such as Amenity Cost Charges (ACCs) and Development Cost Charges (DCCs). The City is also advocating to the Province and the Federal Government for funding to support future urban growth.

Next Steps

Bylaw Adoption

The next steps towards updating the Official Community Plan and Zoning Bylaw amendments are:

1. Council consideration of first and second reading of the Official Community Plan and Zoning Bylaw amendment bylaws. [We are here].
2. Notification of public hearing (mid May 2026).
3. Public Hearing and Council consideration of Third Reading of the bylaws (May 25, 2026).

4. Referral of the Zoning Bylaw amendment to the Ministry of Transportation and Transit (late May, 2026).
5. Council consideration of adoption of the Official Community Plan Amendment and Zoning Amendment Bylaws (June 2026).

The above timeline aligns with the Housing Accelerator Fund deadline to complete the Infill Program by June 15, 2026, and with the Small Scale Multi-Unit Housing legislation deadline of June 30, 2026.

Program Implementation

Following adoption, staff would provide updated materials on the City website to assist applicants with navigating the development approval process and would monitor the program to identify potential refinements in alignment with program goals. Staff would also assess and update the policy used to guide Development Variance Permit reviews, to give clear direction to applicants and staff regarding when the City would or would not be likely to support a proposed variance, in alignment with Council's Strategic Priorities Plan and City goals.

CMHC Housing Design Catalogue

CHMC has created a Housing Design Catalogue with standardized designs, including some tailored to the BC context, with the intent of helping more homes to be built faster. New Westminster may have an opportunity to be a local government partner. Through this partnership CHMC hopes that municipalities can offer support to residents and builders to utilize the pre-reviewed designs and enable faster approvals. New Westminster's residential neighbourhoods have a wide range of parcel sizes, inconsistent lane access, and often hillside topography, which means the CMHC catalogue designs will not work for every site.

As a next step, staff will further explore this opportunity with CMHC. Staff would also work with the Building Division, the Engineering and Public Works Department, and other departments to identify and present to Council for endorsement those catalogue designs which would be applicable to New Westminster. This would include clear guidance to homeowners and builders on permitted catalog designs, lot eligibility, required modifications, and infrastructure and parking requirements.

Interdepartmental Liaison

The Planning and Development Department is working in close collaboration with several departments on the Infill Housing Program including Engineering & Public Works (including Transportation), Electrical, Building, Fire, Climate Action, Parks and Recreation, Bylaw Services, and Planning and Development Systems.

Attachments

Attachment 1 –	Infill Housing Program Background
Attachment 2 –	Official Community Plan Amendment Bylaw Memos
Attachment 3 –	Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw (Infill Housing Program) No. 8573, 2026
Attachment 4 –	Zoning Bylaw No. 6680, 2001, Amendment Bylaw (Infill Housing Program) No. 8578, 2026
Attachment 5 –	Summary of Zoning Bylaw Changes
Attachment 6 –	Summary of Infill Housing Zoning District Regulations and Consideration of Provincial Policy Manual and Site Standards
Attachment 7 –	Planning & Development Fees and Rates Bylaw No. 7683, 2014, Amendment Bylaw No. 8580, 2026
Attachment 8 –	Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004, Amendment Bylaw No. 8585, 2026
Attachment 9 –	Bylaw Notice Enforcement Bylaw No. 7318, 2009, Amendment Bylaw No. 8582, 2026
Attachment 10 –	Municipal Ticket Information Bylaw No. 8077, 2019, Amendment Bylaw No. 8583, 2026
Attachment 11 –	Queen’s Park Heritage Conservation Area Protection: Evaluation Checklist
Attachment 12 –	Summary of Bylaws for Consideration
Attachment 13 –	Local Government Act Requirements for Early and Ongoing Consultation

Report Approval

Authored By
Lynn Roxburgh, Manager, Housing and Land Use Planning

Agreed By
Linda Gillan, Supervisor, Housing
Rupinder Basi, Deputy Director, Planning and Development

Approved By
Jackie Teed, Director, Planning and Development
Donnie Rosa, Chief Administrative Officer

Doc#2852003

Attachment *1*
Infill Housing Program Background

Council Strategic Priorities Plan

Council's 2023-2026 Strategic Priorities Plan, which serves as a guiding document, identifies Homes and Housing Options as a focus area, with a goal to clear the way for all types of homes needed by people today and tomorrow, prioritizing homes for those with the greatest need. Related outcomes identified in the Plan are:

- *Infill Housing:* Allow for diverse housing options in all neighbourhoods of New Westminster for different household demographics.
- *Build More Homes Faster:* Implement a simplified and streamlined development approvals process to get more homes built across the entire housing spectrum, from apartment buildings to laneway homes, while also facilitating amenities and infrastructure to support growth.

Less than 7% of the City's housing stock are units other than single detached dwellings and apartments, according to the most recent available Census data. Increasing housing choice is a high priority of the City and the community, as many members cannot find suitable housing as their needs change. Infill housing would provide more housing choice in the city, including: duplexes, triplexes, quadraplexes, multiplexes, secondary suites, laneway houses, and side-by-side townhouses (strata)/ rowhouses (fee simple).

Housing Accelerator Fund

In March 2023, with increasing pressure on supply across the housing spectrum, CMHC launched the Housing Accelerator Fund (HAF), a $4 billion program that provides funding to local governments to fast track the development of more housing. To qualify for funding, local governments were required to create an action plan, to facilitate an increase in housing supply, beyond what would be achieved without the identified actions. Action plan initiatives should make changes to regulations, policy or approval processes, remove barriers to growth, speed up approvals, and drive long-term transformational change.

In February 2024, the City was awarded an $11.4 million grant from the HAF program. In receiving the grant, New Westminster has committed to implementing the seven initiatives in our HAF Action Plan, one of which is the Infill Housing Accelerator and the subject of this report. Associated with the HAF grant, the Infill Housing work has a deadline of June 15, 2026 for bylaw adoption.

Provincial Small-Scale Multi-Unit Housing Legislation

2023 Legislation Overview

In November 2023, the Provincial Government introduced wide ranging changes to the housing legislation that governs how municipalities plan for and approve new development. While the Infill Housing Accelerator Program was identified as one of the City's key CMHC's Housing Accelerator Fund grant actions, in alignment with

Council's 2023-2026 Strategic Priorities Plan, and was therefore initiated prior to the enactment of provincial housing legislation, the Infill Program responds to the legislation.

Small-Scale Multi-Unit Housing (SSMUH) legislation requires municipalities to pre-zone identified properties to allow a minimum of three to six units, depending on lot size and proximity to transit. This includes pre-zoning to permit at least:

- Three units on lots that are 280 square metres or smaller,
- Four units on lots that are greater than 280 square metres,
- Six units on lots that are greater than 280 square metres and within 400 metres of bus stops prescribed as having frequent service by the legislation. Off-street vehicle parking minimum requirements must be removed for these lots.

If future bus service improvements meet the provincial threshold for frequent service, this could trigger a provincial requirement for allowing six units in additional areas of the city.

The 2023 legislation was written to require local governments to allow SSMUH on "restricted zone" properties, which are those otherwise zoned to allow:

- detached single family dwellings,
- detached single family dwellings with one additional housing unit (either a secondary suite or an accessory dwelling unit),
- duplexes, or
- duplexes with secondary suites or two accessory dwelling units.

The SSMUH legislation does not apply to any properties located within a Transit Oriented Development Area, where greater residential density has been enabled by the Province.

Following the new legislation, the Province issued a policy manual and site standards for SSMUH as an implementation resource. When adopting a zoning amendment bylaw to permit the use and density required by the SSMUH legislation, a local government must consider applicable guidelines in the manual. The manual also identifies recommended best practices and identifies common zoning bylaw provisions that are not aligned with SSMUH objectives. The guidelines encourage creating a favourable regulatory environment (e.g. by allowing sufficient height and density, and low parking requirements).

Bill 25

In November 2025, the Province passed Bill 25 (Housing and Municipal Affairs Statutes Amendment Act) which amended the original Small-Scale Multi-Unit Housing (SSMUH) legislation, including by:

- changing the definition of “restricted” properties to include sites where zoning regulations allow three units,
- requiring adoption of SSMUH-related zoning amendments by June 30, 2026, and
- expanding the Province’s authority to make regulations for form, density, and off-street parking requirements for SSMUH developments.

These changes mean that the mainland properties that were previously exempt from SSMUH legislation (as they already allowed a house, suite and laneway house) must now be rezoned to comply with the legislation by June 30, 2026.

Summary of City’s Implementation of Legislation

Mainland

Most residential neighbourhood properties in New Westminster permit a single detached dwelling unit (house) and two additional housing units – an accessory dwelling unit (laneway or carriage house) and a secondary suite. As such, the zoning was not considered “restricted” under the 2023 Provincial legislation and the City was not required to make wide-spread zoning changes at that time. Following 2025 SSMUH legislation updates, zoning changes to these properties are required by June 30, 2026. The majority of these properties are included in the scope of the Infill Housing Program, which, if approved, would meet the timeline and scale of change required by the Province. Other properties have instead been included in the Townhouse Program. Properties with higher density land use designations have also been excluded to maintain the opportunity for the higher density envisioned.

Queensborough

Queensborough has “restricted zone” properties that are required to be rezoned to comply with the provincial legislation. Further study is needed to understand the impact of the change on the area’s infrastructure system(s) like water and sewer, which has been specifically constructed based on the previously planned density and in consideration of the area’s geotechnical conditions. As a result, the City applied to the Province for and was granted an extension, with a new compliance date of May 4, 2029. The City will advance the work necessary to comply with the legislation for this neighbourhood following the completion of the scope of the current Infill Housing Program, which is the subject of this report.

Existing Duplexes

There were roughly 160 duplex properties in New Westminster whose zoning was required to be changed to be in compliance with the 2023 Small-scale Multi-unit Housing legislation. In July 2024, Council adopted an amendment to the Zoning Bylaw which rezoned “restricted zone” properties to a new (RD-1) zoning district, which permits duplex properties to add rental secondary suites and updated parking requirements for those additional units. These properties have been included in the Infill Housing Program, which is the subject of this report, which will

provide these properties with additional infill housing opportunities.

Infill Housing Program Background

Phase One

The City adopted the first phase of the Infill Housing Program in 2017 alongside the new Official Community Plan. The intent of the program is to increase housing choice in the community. Through consultation, the community was asked which infill housing forms would be a good fit for New Westminster, and where they should be located. Based on community feedback, the first phase of the program focused on:

- laneway and carriage houses, and
- infill townhouses (strata) and rowhouses (fee-simple).

The program created zoning regulations and development permit guidelines for each housing form. For laneway and carriage houses, most single detached dwelling properties on the mainland were pre-zoned to allow these uses outright, in addition to a secondary suite.

The Infill Housing Program continued in 2020 with the launch of an interim multiplex policy to guide applications for development of duplexes, triplexes, and quadplexes.

In 2022, the City conducted a comprehensive review of the 2017 program. Staff undertook a community survey, and a survey of past program applicants, developers and owners. Participants indicated general support for relaxing regulations, streamlining processes, and reducing costs for the Laneway and Carriage House Program, and some participants expressed concerns about overlook and traffic impacts. Based on these findings, the City launched a streamlined version of the laneway and carriage house guidelines in 2023.

Infill Housing Program Phase Two

This phase of infill housing work responds to Council's 2023-2026 Strategic Priorities Plan, provincial legislation, and federal housing goals through CMHC's Housing Accelerator Fund grant.

In May 2024, Council endorsed a work plan for the Infill Housing Accelerator Program, exploring pre-zoning (i.e. no rezoning required) to permit up to six residential units in single detached dwelling and duplex zones (outside of TOD Areas). The May 2024 Council report can be viewed here. Staff hired a consultant to advance this work with an interdepartmental staff team.

Attachment *2*

Official Community Plan Amendment Bylaw
Memos

Memorandum

To: Sarah Goddard, Interim Corporate Officer **Date:** April 24, 2026

From: Lisa Leblanc, Director, Engineering Services

Re: **Official Community Plan Amendment Bylaw No. 8573, 2026**

Please be advised that I have examined the proposed Official Community Plan Amendment Bylaw No. 8573, 2026 in conjunction with Metro Vancouver's Integrated Solid Waste and Resource Management Plan, Integrated Liquid Waste and Resource Management Plan, and Drinking Water Management Plan (all of which were adopted by the Greater Vancouver Regional District after liaison with the City.)

In my examination, I have found there to be no inconsistency between the proposed OCP Amendment Bylaw No. 8573, 2026 and the aforementioned Waste and Drinking Water Management Plans. Accordingly, I am satisfied that the proposed OCP Bylaw may proceed to Council for consideration.

_____

Lisa Leblanc
Director, Engineering Services

New Westminster

511 Royal Avenue
New Westminster BC
V3L 1H9

604 521 3711
info@newwestcity.ca
newwestcity.ca

Memorandum

To: Sarah Goddard, Interim Corporate Officer **Date:** April 24, 2026

From: Gary So, Acting CFO/Director of Finance & IT

Re: **Official Community Plan Amendment Bylaw No. 8573, 2026**

Please be advised that I have examined the proposed Official Community Plan Amendment Bylaw No. 8573, 2026 in conjunction with the City's current Capital Expenditure Program as contained in the "Five-Year Financial Plan (2026-2030) Bylaw No. 8571, 2026".

In my examination, I have found there to be no inconsistency between the proposed OCP Amendment Bylaw No. 8573, 2026 and the aforementioned Financial Plan. Accordingly, I am satisfied that the proposed OCP Bylaw may proceed to Council for consideration.

_____

Gary So
Acting CFO/Director of Finance & IT

New Westminster

511 Royal Avenue
New Westminster BC
V3L 1H9

604 521 3711
info@newwestcity.ca
newwestcity.ca

Attachment *3*

Official Community Plan Bylaw No.7925, 2017, Amendment Bylaw (Infill Housing Program) No. 8573, 2026

CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8573, 2026

A Bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;

B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;

C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;

D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;

E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:

   i. the City's Capital Expenditure Program (as contained in the Five-Year Financial Plan (2026 – 2030), Bylaw No. 8571, 2026); and

   ii. Metro Vancouver's Integrated Solid Waste and Resource Management Plan, Integrated Liquid Waste and Resource Management Plan, and the Drinking Water Management Plan;

F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

Citation

G. This Bylaw may be cited for all purposes as "Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw (Infill Housing Program) No. 8573, 2026."

Amendments to the Official Community Plan

H. Official Community Plan Bylaw No. 7925, 2017 is amended by:

1. Replacing the “Principal Forms and Uses” section of the “(RGO) Residential – Ground Oriented Infill Housing” section of the “Land Use Designations and Map” section, with:

   “**Principal Forms and Uses**: Single detached dwellings (houses), detached accessory dwelling units (laneway or carriage houses), duplexes, multiplexes (e.g. triplex or quadraplex), cluster houses, rowhouses, side-by-side townhouses and other equivalent ground oriented housing forms. Principal units may also include a secondary suite.”

2. Replacing the “Maximum Density” section of the “(RGO) Residential – Ground Oriented Infill Housing” section of the “Land Use Designations and Map” section, with:

   “**Maximum Density:** Low density residential of up to six units per site (including all principal units, secondary suites, and detached accessory dwelling units).”

3. Replacing “Map 18. Land Use Designation Map” in the “Land Use Designations and Map” section with Schedule 1, attached to and forming part of this bylaw.

4. Replacing “Appendix C. Land Use Designation Map” in the “Appendices” section with Schedule 2, attached to and forming part of this bylaw.

5. Replacing “Construction of single detached dwellings and non-residential structures accessory to single detached dwellings, and consequential site alterations.” with “Construction of a single detached dwelling (including one secondary suite), and non-residential structures accessory to single detached dwellings, and consequential site alterations.” in the General Exemptions section of Schedule B.

6. Replacing the “Development Permit Area 1.2 Ground Oriented Housing” section of Schedule B with Schedule 3 “Development Permit Area 1.2 Ground Oriented Infill Housing”, attached to and forming part of this bylaw.

7. Replacing the “DPA Map 1.3 Townhouses” of Schedule B with Schedule 4 “DPA Map 1.3 Townhouses”, attached to and forming part of this bylaw.

8. Replacing all instances of “Applications to develop properties located within this Development Permit Area for ground oriented housing, must instead comply with the Ground Oriented Housing Development Permit Area.” with “Applications to develop properties located within this Development Permit Area for ground oriented housing, must instead comply with the Ground Oriented Infill Housing Development Permit Area.”

Consequential Amendments

I. Official Community Plan Bylaw No. 7925, 2017 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 table of contents, format and numbering.

J. This amendment shall come into effect upon adoption.

GIVEN FIRST READING THIS _____ day of _____ 2026.

GIVEN SECOND READING THIS _____ day of _____ 2026.

PUBLIC HEARING HELD THIS _____ day of _____ 2026.

GIVEN THIRD READING THIS _____ day of _____ 2026.

ADOPTED THIS _____ day of_____ 2026.

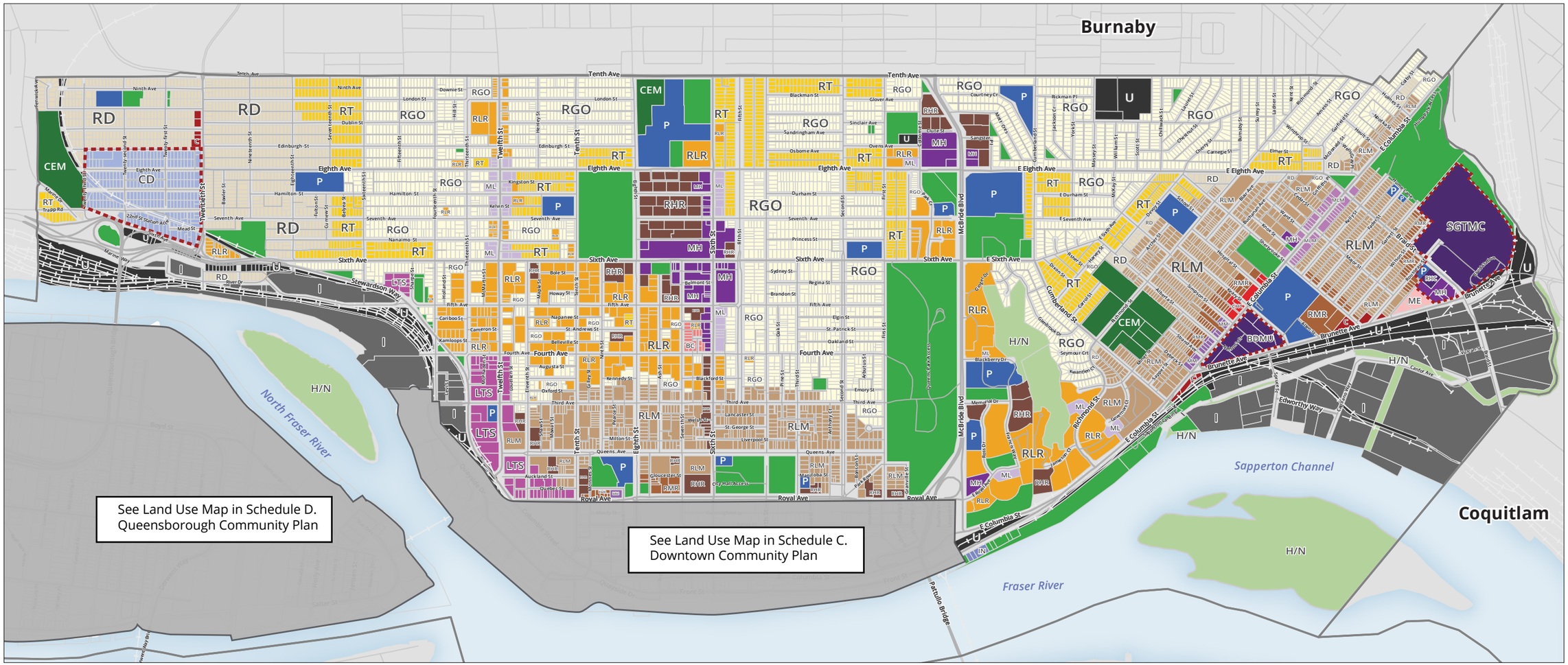
_____
Mayor Patrick Johnstone

_____
Sarah Goddard, Interim Corporate Officer

Schedule 1
to Bylaw No. 8573, 2026

“Map 18. Official Community Plan Land Use Designation Map”

Map 18.
Land Use Designation Map



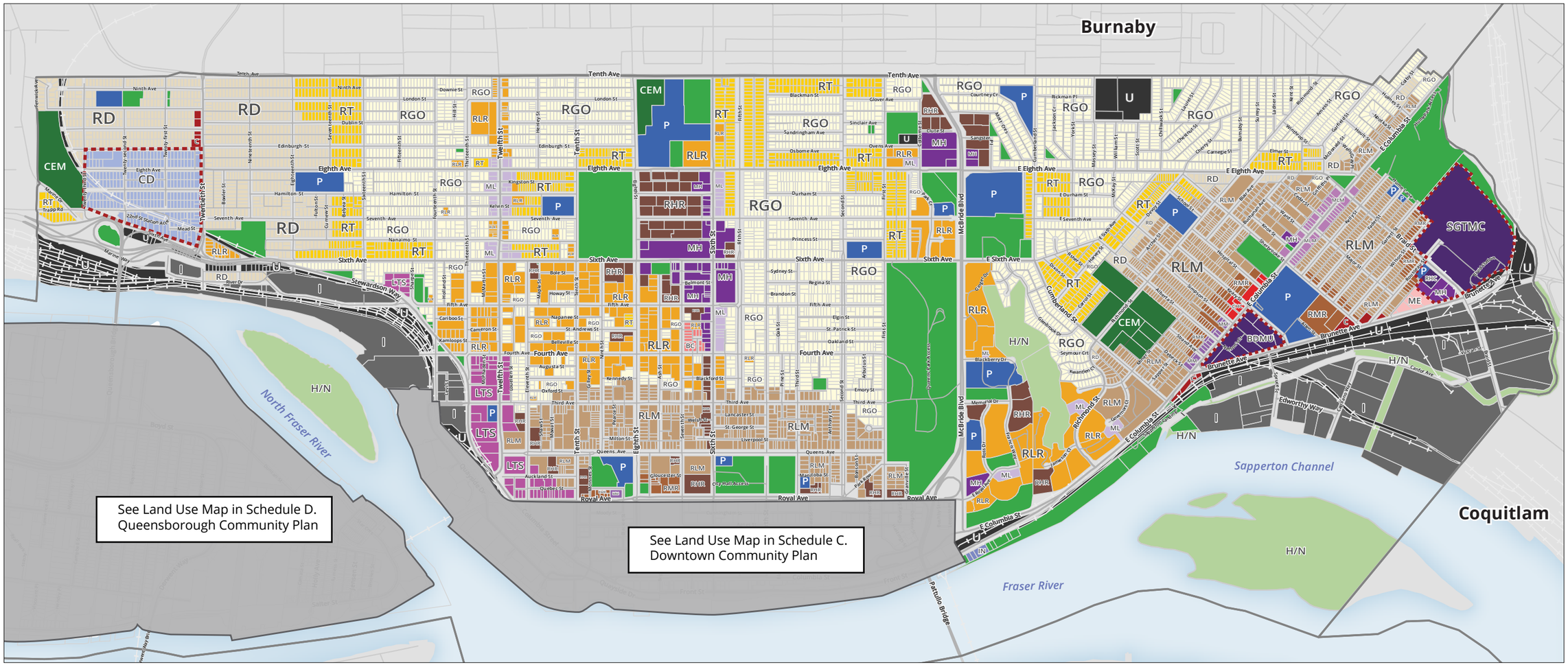
KEY:

- **(RD)** Residential - Detached and Semi-Detached Housing
- **(RGO)** Residential - Ground Oriented Infill Housing
- **(RT)** Residential - Townhouse
- **(RLR)** Residential - Low Rise
- **(RLM)** Residential - Limited Mid Rise
- **(RMR)** Residential - Mid Rise
- **(RHR)** Residential - High Rise
- **(ML)** Mixed Use - Low Rise
- **(MLM)** Mixed Use - Limited Mid Rise
- **(MM)** Mixed Use - Mid Rise
- **(MH)** Mixed Use - High Rise
- **(BDMU)** Brewery District Mixed Use and Health Care
- **(SGTMC)** Sapperton Green Transit Oriented Mixed-Use Community
- **(RHC)** Residential - High Density/ Community Facility
- **(CHC)** Commercial and Health Care
- **(C)** Commercial
- **(ME)** Mixed Employment
- **(P)** Major Institutional
- **(I)** Industrial
- **(U)** Utilities and Transportation Infrastructure
- **(IN)** Intertidal
- **(H/N)** Habitat/Natural Areas
- Parks, Open Space and Community Facilities
- **(CEM)** Cemeteries
- **(BC)** Bent Court Study Area
- **(LTS)** Lower Twelfth and Sharpe Street Study Area
- **(CD)** Comprehensive Development
- Frequent Transit Development Area

Schedule 2
to Bylaw No. 8573, 2026

“Appendix C. Official Community Plan Land Use Designation Map”

Appendix C. Land Use Designation Map



KEY:

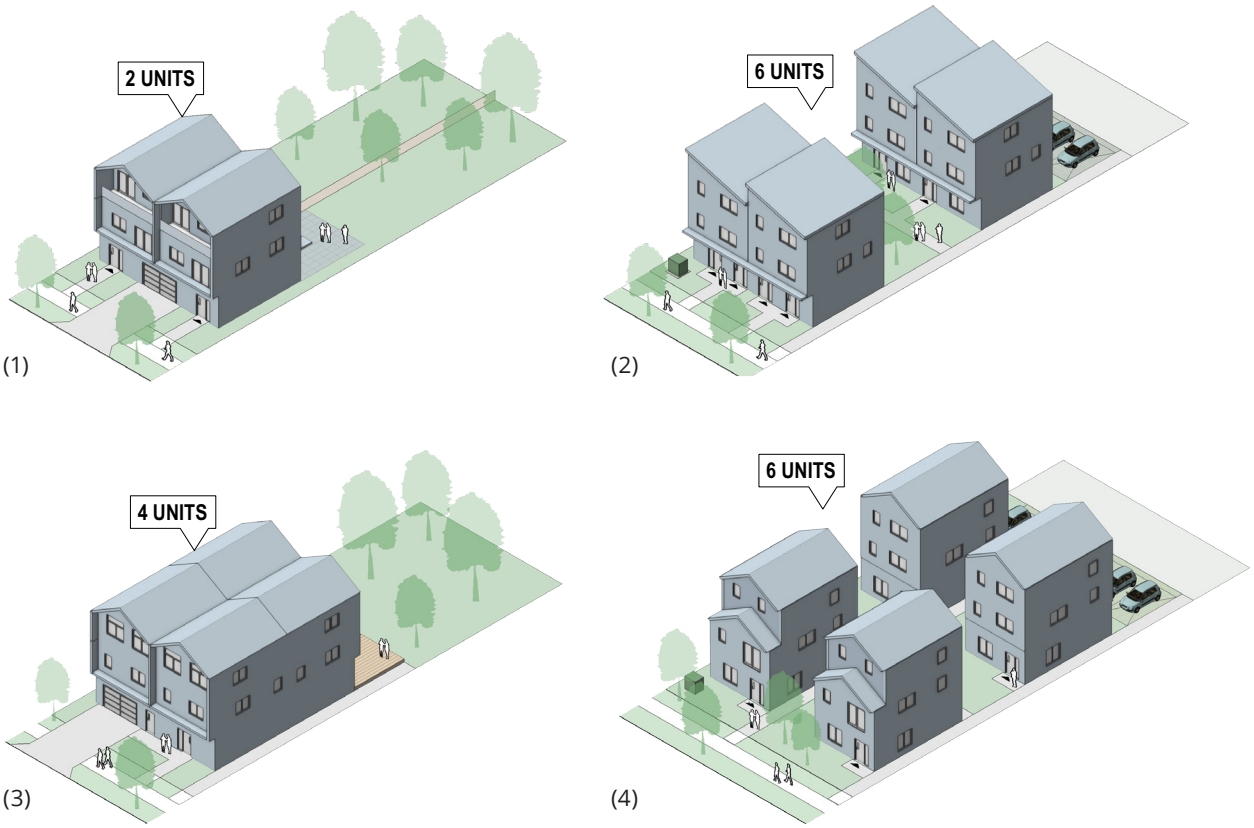
- **(RD)** Residential - Detached and Semi-Detached Housing
- **(RGO)** Residential - Ground Oriented Infill Housing
- **(RT)** Residential - Townhouse
- **(RLR)** Residential - Low Rise
- **(RLM)** Residential - Limited Mid Rise
- **(RMR)** Residential - Mid Rise
- **(RHR)** Residential - High Rise
- **(ML)** Mixed Use - Low Rise
- **(MLM)** Mixed Use - Limited Mid Rise
- **(MM)** Mixed Use - Mid Rise
- **(MH)** Mixed Use - High Rise
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- **(RHC)** Residential - High Density/ Community Facility
- **(CHC)** Commercial and Health Care
- **(C)** Commercial
- **(ME)** Mixed Employment
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- **(U)** Utilities and Transportation Infrastructure
- **(IN)** Intertidal
- **(H/N)** Habitat/Natural Areas
- Parks, Open Space and Community Facilities
- **(CEM)** Cemeteries
- **(BC)** Bent Court Study Area
- **(LTS)** Lower Twelfth and Sharpe Street Study Area
- **(CD)** Comprehensive Development
- Frequent Transit Development Area

Schedule 3
to Bylaw No. 8573, 2026

"Development Permit Area 1.2 Ground Oriented Infill Housing"

1.2 GROUND ORIENTED INFILL HOUSING

1.2 INFILL HOUSING
DEVELOPMENT PERMIT GUIDELINES



Above: Examples of a range of infill housing forms: 1) Side-by-Side Duplex, 2) Double Duplex, 3) Multiplex, 4) Cluster Homes.

INTRODUCTION

The Infill Housing residential area, identified as Development Permit Area 1.2 [See Map 1.2] of New Westminster's Official Community Plan, establishes guidelines to encourage Infill Housing projects that support housing choice, community connectivity, and sustainable development goals by allowing for ground oriented, attached or detached, primarily family friendly housing forms. Ground oriented housing has a separate exterior entrance from a street or open space. These guidelines apply to sites with two to six dwellings, excluding sites with one single detached dwelling which includes a maximum of one laneway/ carriage house and one suite.

The intent of the Development Permit Guidelines is to:

- establish objectives for the form and character of intensive residential development;
- protect the natural environment, its ecosystems and biological diversity (as outlined in the justification section of this schedule); and
- promote energy conservation, water conservation and greenhouse gas reduction (as outlined in the justification section of this schedule).

Applications to develop properties located within this Development Permit Area for laneway houses and carriage houses, must instead comply with the Laneway and Carriage Houses Development Permit Area.

1.2 INFILL HOUSING
DEVELOPMENT PERMIT GUIDELINES

Applications to develop properties located within this Development Permit Area for commercial uses, in accordance with existing commercial zoning, must instead comply with the Upper Twelfth Street Commercial Corridors or Uptown Mixed Use Nodes Development Permit Areas.

When appropriate, this area will also include small scale commercial, such as a corner store. Applications to develop properties located within this Development Permit Area that will include small scale commercial, should consider the relevant guidelines included in the Commercial Corridor or Mixed Use Nodes Development Permit Areas.

GUIDING PRINCIPLES

By offering a greater variety of housing types within a neighbourhood, infill housing provides an opportunity for vibrant streetscapes, greater connectivity and sociability, and more sustainable and resilient communities.

1. CREATE ACTIVE, VIBRANT, AND HUMAN-SCALE STREETSCAPES

A well-designed neighbourhood streetscape enhances the overall feel and walkability of a community. To achieve this, infill housing developments should be mindful of transitions from public to private space. Transitions should be gentle and can include fencing, landscaping, and thoughtful grade and material changes. These strategies can also be used to mitigate the visibility of carports and waste storage. Human-scaled streetscapes are enhanced by framing the street with trees, well-proportioned architectural design, and making pedestrian pathways accessible for all residents.

2. ENHANCE NEIGHBOURHOOD CONNECTIVITY

Infill housing should support safe, intuitive movement for all mobility users. Accessibility is enhanced by the site layouts of infill housing, which should provide internal pedestrian pathways that form a barrier-free network and allow residents to access building entries, shared amenities, and parking areas without relying on public sidewalks. Landscaping and surface materials should ensure these pathways feel safe and comfortable, and lighting should improve overall visibility and lane safety. Throughout each site, infill development should respond thoughtfully to local conditions—corner lots, prominent intersections, unique block patterns, active transportation routes, natural features, and view-lines—to strengthen connectivity within the property and the surrounding neighbourhood.

3. CREATE SOCIABLE AND LIVABLE NEIGHBOURHOODS

Creating sociable and livable neighbourhoods requires balancing privacy, comfort, and opportunities for everyday interaction. Privacy is supported by strategies (offsetting windows, screening, and thoughtfully locating balconies or rooftop decks) to limit overlook between units and onto adjacent properties. Open space is both sociable and private, with central courtyards supporting casual social connection, and each unit having direct access to private open space. Private and shared spaces are accessible and comfortable for all residents with varying mobility needs. Livability is further supported through passive heating and cooling measures, such as by strategically orienting buildings, windows, and trees to balance both sunlight and shade.

4. SUPPORT A SUSTAINABLE, LOW-CARBON, RESILIENT, THRIVING NATURAL CITY

Infill housing developments are built and designed in ways that contribute to creating more sustainable and resilient communities. Biodiversity is strengthened through landscaping for infill housing which emphasizes native and pollinator-friendly species, avoids invasive plants and artificial turf, protects healthy trees, and provides space for new plantings. Climate resilience is strengthened by using drought-tolerant, low-maintenance vegetation that helps reduce heat impacts and building with durable materials suited to a changing climate. Sustainable modes of transportation, such as walking and cycling, are encouraged by keeping pedestrian routes safe, distinct, and welcoming, and by locating bicycle parking along stair-free routes.

1.2 INFILL HOUSING
DEVELOPMENT PERMIT GUIDELINES

ARCHITECTURAL AND SITE DESIGN

1.2.1 BUILDING SITING AND MASSING

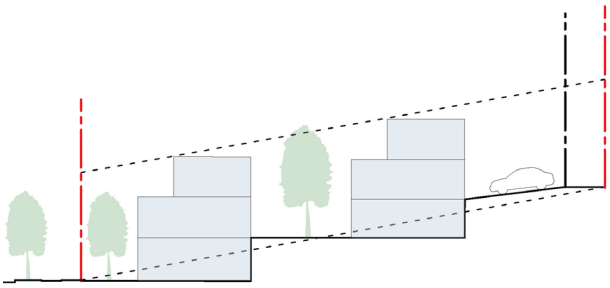
Intent: Infill housing developments respond to site and neighbourhood context, support a pedestrian scale environment, support energy efficiency, and prioritize livability.

Infill housing developments must:

a. Employ a building siting strategy that:
   i. Protects healthy existing trees, where present, through sound arboricultural practices.
   ii. Provides optimal space and conditions for new tree plantings.
   iii. Optimizes usable at-grade open space and on-site circulation.
   iv. Frames the edges of streets, parks, walkways and open spaces, while balancing privacy considerations.
b. Design buildings to:
   i. Fit within the natural topography and minimize use of retaining walls by stepping down sloping terrain.
   ii. Provide sensitive transitions in scale to public space, open space, heritage buildings, and the overall neighbourhood context.
   iii. Respond to specific site conditions and opportunities, including: prominent intersections, corner lots, unique block structures, natural features and views.
   iv. Front all streets and greenways immediately adjacent to or within the development.
   v. Incorporate simple building forms with a dominant roof shape that reinforces the identity of individual units.

Infill housing developments are encouraged to:

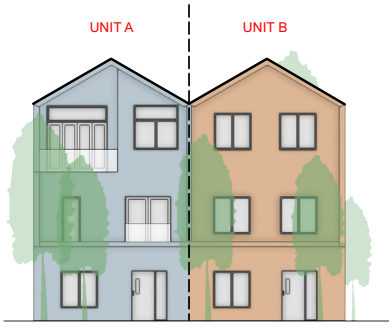
c. Choose locations for windows, trees, and buildings in a way that supports passive heating and cooling, and natural lighting and ventilation.
d. Orient buildings to support solar thermal or photovoltaic panels.
e. Site mechanical equipment such as heat pumps, away from windows, and narrow spaces between buildings, to reduce noise impacts.
f. Incorporate secondary roof forms that are complementary to the development, provided that roof forms are not overly complex.
g. Consider prefabricated or modular designs, which can reduce waste and embodied carbon.



Buildings step down the slope to respond to terrain and minimize retaining walls. (Image: Haeccity)



Example of an articulated form that supports a pedestrian-scale environment. (Photo: Modus Planning, Design and Engagement)



Example of simple building forms with a dominant roof shape reinforce the identity of individual units (Image: Haeccity)

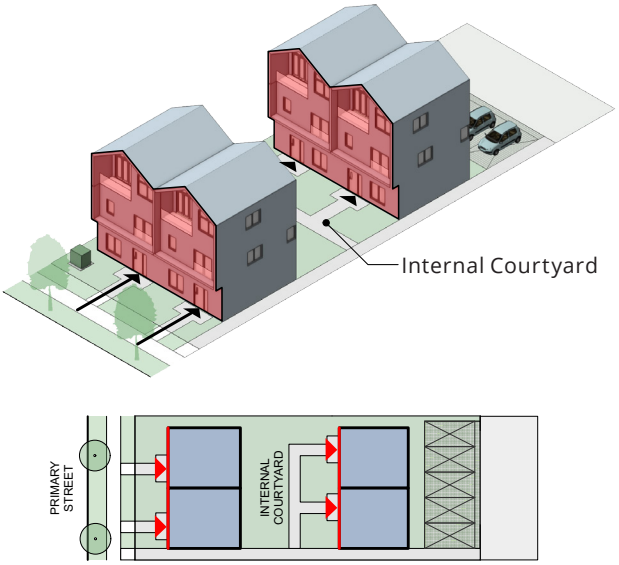
1.2 INFILL HOUSING
DEVELOPMENT PERMIT GUIDELINES

1.2.2 STREETSCAPE EXPRESSION

Intent: Infill housing developments create active, walkable and human-scale streetscapes.

Infill Housing developments must:

a. Create transitions between public, semi-private and private spaces, using design strategies such as plantings, low fencing or decorative railings, material changes, and modest grade changes while maintaining visual connection to the public realm.
b. Orient and design primary entrances to be:
    i. Clearly visible and identifiable from the street and sidewalk or internal courtyard by articulating the building massing and framing entrances with secondary roof elements.
    ii. Weather protected and well-lit.
    iii. Directly accessible from the sidewalk and provided an adequately sized landing or "stoop."
    iv. Where the primary entrance is not easily identifiable from the street, provide an address plaque that allows for ease of wayfinding for first responders.
c. Orient and design secondary entrances to be clearly visible and identifiable from a courtyard, secondary street frontage, or rear lane where present.
d. Ensure that, for buildings with exterior staircases, the design of the staircase is high quality, makes a positive contribution to the streetscape, integrates with the architectural expression of the building, and is human scale. Strategies to achieve this include:
    i. Ensuring that staircases do not obstruct or shade ground floor entrances.
    ii. Not including staircases any higher than one storey in height and which do not access a level above the first level above grade.
    iii. Not including long exterior corridors which increase the perceived mass of the building.
    iv. Using the site topography to help reduce the height of the staircase.
    v. Considering a split-stair design with landing(s) to mitigate the perceived height of the staircase and provide areas of respite.



Example of clearly identifiable and visible primary entrances. (Image: Haeccity)



Example of weather protected primary entrances with adequately sized landings. (Photo: Modus Planning, Design and Engagement)



Example of addresses providing ease of wayfinding. (Photo: Modus Planning, Design and Engagement)

1.2 INFILL HOUSING
DEVELOPMENT PERMIT GUIDELINES

vi. Incorporating landscaping, trellis or plantings.

vii. Connecting the staircase base with other site circulation via pathways.

Infill Housing developments are encouraged to:

e. Consider providing lighting and "eyes on the lane" to increase lane safety.

1.2.3 BUILDING DESIGN

Intent: Infill Housing achieves a high quality of design, architectural expression, and material finish, such that neighbourhoods are activated and made vibrant by a range of architectural styles, from contemporary to traditional expressions.

Infill Housing buildings must:

a. Provide high quality design detailing and materiality on all street facing elevations, with careful attention to creating a well-proportioned and cohesive building design.
b. Incorporate a range of architectural features and design details that create visual interest. These may include:
    i. Roof forms.
    ii. Vertical and horizontal articulation.
    iii. Balconies integrated into the building form.
    iv. Fenestration pattern (proportions and placement of windows).
    v. Differentiation of units and primary entrances.
c. Use durable and high-quality materials that are well suited to the region's current and future climate.
d. Not use vinyl cladding or cultured stone products.
e. Minimize or avoid use of other plastic, vinyl, or synthetic materials intended to mimic natural materials.
f. Ensure exterior lighting that prevents light-spill onto adjacent properties, and light pollution, in compliance with the Light Intrusion bylaw, such as through Dark Sky approved luminaires.



Example of durable and high-quality materials, and exterior lighting that prevents light-spill. (Photo: Lanefab)

ENERGY CONSERVATION

The City of New Westminster is committed to energy conservation in building design with a number of policies, plans, and programs aimed at energy use and greenhouse gas emissions reduction. One of these programs is ENERGY SAVE NEW WEST, a community energy program designed to improve energy efficiency and reduce greenhouse gas emissions from homes and businesses in New Westminster.

1.2 INFILL HOUSING
DEVELOPMENT PERMIT GUIDELINES

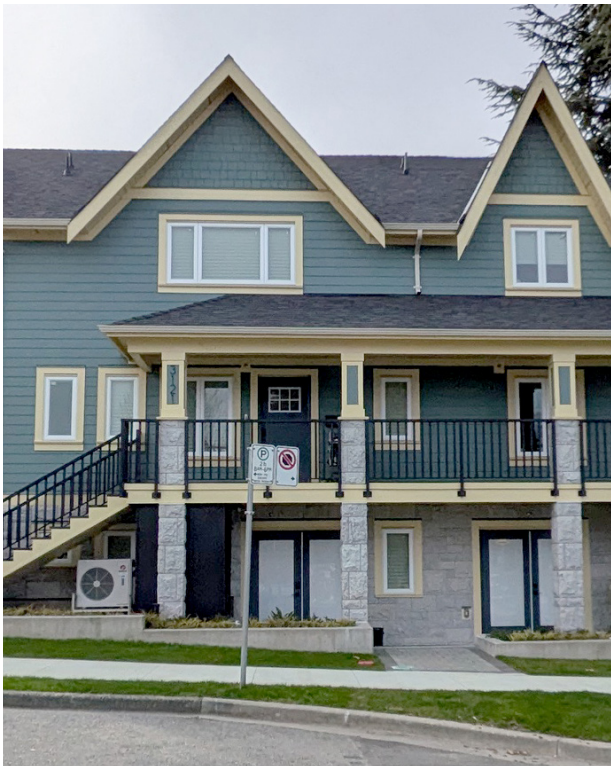
Infill Housing buildings are encouraged to:

g. Include accessible units where possible or ensure the first floor of multi-storey units are barrier-free to support visitors with mobility challenges.
h. Target an overall window-to-wall ratio of 40% or lower to heat gain and loss.
i. Prioritize use of locally-sourced and/or recycled materials wherever possible.
j. Integrate "cool" or green roofs that reduce solar absorption and urban heat island effects.
k. Design bird friendly buildings that use strategies such as increased visibility of glass and window covers or markers that seek to reduce bird collisions.
l. Incorporate fire smart, non-combustible materials.
m. Retain buildings with heritage value and integrate them into new developments.
n. Where adjacent to a heritage asset:
    i. Design new buildings to respect the urban grain, scale, proportions, and materials of the historic context.
    ii. Design buildings to reflect, but not replicate, adjacent heritage styles and finishes through the use of high-quality and contemporary design cues.

HERITAGE REVITALIZATION AGREEMENT
A project including a heritage asset may be able to take advantage of tools such as a Heritage Revitalization Agreement (HRA). An HRA is a site-specific agreement that provides long-term legal protection of a site in exchange for agreed-upon variations to the Zoning Bylaw. This could include incentives which would make it viable to conserve assets with heritage merit. The terms of an HRA strive to balance private with public interests, heritage conservation with livability, and housing choice.



Example of infill build around existing heritage building with a range of architectural features and design details that create visual interest. (Photo: Lanefab)



Example of infill housing with step-free ground-level entry. (Photo: Modus Planning, Design and Engagement)

1.2 INFILL HOUSING
DEVELOPMENT PERMIT GUIDELINES

LIVABILITY

1.2.4 PRIVACY

Intent: Infill Housing developments balance the desire for privacy within the development and between adjacent properties with creating livable units and opportunities for socializing.

Infill Housing developments must:

a. Design buildings, including balconies or upper-level or rooftop decks, to balance minimizing overlook between units within the development, and onto adjacent properties, with creating livable units. Strategies to do so could include offsetting windows and/or screening.
b. Balance the need for privacy with providing opportunities for social interaction where buildings are oriented around a central courtyard.



Examples of private open-space at ground level. (Photo: Lanefab)



Example of private outdoor amenity space balanced with a central courtyard. (Photo: Lanefab)

1.2 INFILL HOUSING
DEVELOPMENT PERMIT GUIDELINES

1.2.5 OPEN SPACE

Intent: Infill Housing developments provide quality private and shared outdoor amenity spaces that contribute to livability, sustainability, and social connectedness.

Infill Housing developments must:

a. Provide private outdoor amenity spaces sized to be a minimum of 14.8 square metres (160 square feet), with a minimum dimension of 1.83 metres (6 feet) per unit and are contiguous.
    i. Open space may be provided either at-grade, on raised terraces, on upper level balconies, and/or on rooftops. Enclosed upper level decks and balconies are not permitted.
    ii. Where it is more appropriate to the site, a modest reduction to size requirements could be considered, provided one or multiple shared, well-programmed (e.g. garden beds, playground, seating), and sufficiently sized shared outdoor space(s) are provided.
b. Provide direct access from the dwelling unit to private outdoor amenity spaces.

Infill Housing developments are encouraged to:

c. Balance direct access to sunlight with opportunities for shade.
d. Design outdoor spaces so that they are accessible for people of varying levels of ability and mobility.



Example of compact and accessible outdoor amenity space. (Photo: Haeccity)



Example of open space on an upper level balcony. (Photo: Lanefab)

1.2 INFILL HOUSING
DEVELOPMENT PERMIT GUIDELINES

LANDSCAPE DESIGN

1.2.6 TREES, TREE CANOPY, AND SOFT LANDSCAPING

Intent: Infill Housing developments prioritize, accommodate, and support the long-term preservation of existing high-value trees and the growth and establishment of new tree canopy, and the establishment of high quality landscaping and biodiversity.

Infill Housing developments must:

a. Provide one new tree on the lot.
b. Preserve protected mature and healthy existing trees.
c. Select tree species that prioritize diversity, climate adaptation, and drought tolerance, to provide shading and cooling, and contribute to a reduction in the urban heat island effect.
d. Use a "right tree, right place" approach to tree plantings that ensure larger-growing trees are located in sufficiently large spaces, and smaller trees in small private yards and planters.
e. Locate any new trees no closer than 1 metre from property lines.
f. Provide a minimum of 15 cubic metres of continuous soil for all new tree plantings; 10 cubic metres per tree if sharing soil.



Example of an infill development protecting mature and healthy existing trees. (Photo: Haeccity).



Example of the use of diverse plant species that support biodiversity. (Photo: Modus Planning, Design and Engagement)

1.2 INFILL HOUSING
DEVELOPMENT PERMIT GUIDELINES

Infill Housing developments are encouraged to:

g. Use structural soils or soil cells to increase soil volume availability where tree planting is occurring adjacent to hard landscaping features.
h. Select plant species that contribute to local biodiversity, with an emphasis on pollinator and native species. Selected plant species should also be suitable for the local climate, resilient to climate change, durable, low maintenance, and drought-tolerant.
i. Not include invasive species and artificial turf.
j. Prioritize the planting of trees in groups or groves where soil, water and nutrients can be shared, and the identified species is suited to groupings.
k. Balance species selection to provide large canopy, shade trees for relief in warm months, and evergreen trees that can provide rainwater management benefits throughout the year.
l. Prioritize larger-canopied trees, and those reaching a greater mature height, over smaller, ornamental trees.
m. Consider planting trees between groups of parking spaces and/or between garage doors.

URBAN FOREST MANAGEMENT STRATEGY

In recognition of the urban forest as a valued public resource at risk of decline, the City developed a city-wide Urban Forest Strategy that aims to protect and enhance the urban forest system. This Strategy identifies 40 actions to increase tree canopy cover from 18% to a target of 27% by 2055. To achieve this, new development proposals must consider the Urban Forest Management Strategy and comply with the Tree Protection and Regulation Bylaw.

BIODIVERSITY STRATEGY

The City of New Westminster Biodiversity and Natural Areas Strategy outlines best practices for planting plans that prioritize biodiversity by promoting climate-adapt, low maintenance and pollinator species.



Example of prioritizing a larger-canopied tree. (Photo: Modus Planning, Design and Engagement)

1.2 INFILL HOUSING
DEVELOPMENT PERMIT GUIDELINES

1.2.7 STORMWATER MANAGEMENT

Intent: Infill Housing developments support the City's Integrated Stormwater Management objectives.

Infill Housing developments must:

a. Maximize site permeability, through an emphasis on live landscaping, while accommodating other functional and programmatic site needs.
b. Incorporate a grading strategy that seeks to reduce rainwater runoff by slowing, infiltrating, storing rainwater on-site, so that it is not directed to or affecting neighbouring properties.
c. Install permeable surfaces on surface parking areas and driveways, such as grass block pavers, driveway wheel strips, or permeable pavers installed over a bed of sand and gravel, dust-free stone/gravel.
d. Minimize paving in front yards and publicly-facing areas by combining pathways where possible. Use high quality, low-maintenance hardscape materials such as pavers, brick, and concrete.

INTEGRATED STORMWATER MANAGEMENT PLAN

The City's Integrated Stormwater Management Plan (ISMP) outlines & guides the planning of stormwater management initiatives for the City. The long term initiative of the Plan is to minimize runoff volume and to reduce the risks and consequences of pollutants in stormwater runoff entering the Fraser and Brunette rivers. The ISMP includes a set of runoff reduction and water quality targets. The ISMP also includes a Best Management Practice Toolkit that provides guidelines for a range of common tools that infiltrate, treat or detain stormwater. New development will be required to use one or more of these tools in order to meet the ISMP targets.

Infill Housing developments are encouraged to:

e. Consider incorporating rain gardens and swales and other rainwater management best practices in landscaping design to achieve stormwater management targets.
f. Integrate rainwater techniques for retention, infiltration, and harvesting into building architecture, such as green roofs with sedums and native grasses to provide insect and bird habitat and connected downspouts to cisterns or rain barrels.



Example of surface parking area with permeable grass block pavers. (Photo: Modus Planning, Design and Engagement)



Example of integrated rainwater techniques, including native grasses and a downspout. (Photo: Modus Planning, Design and Engagement)

1.2 INFILL HOUSING
DEVELOPMENT PERMIT GUIDELINES

1.2.8 SCREENS, FENCES AND RETAINING WALLS

Intent: Infill Housing developments thoughtfully transition to the public realm and adjacent properties and incorporate landscape elements to mitigate views of service and parking areas.

Infill Housing developments must:

a. Where fences are provided, use high-quality, durable materials, such as wood, composite, or metal. Chain link is not permitted.
b. Incorporate, where fences are provided, design that balances privacy needs while contributing positively to the streetscape, and comply with the Fences section of the Zoning Bylaw.
c. Minimize the need for retaining walls along public rights-of-way through site design and grading. Where retaining walls are unavoidable, they must be stepped to reduce their apparent height and include planted terraces, overhanging vegetation, climbing plants, or living green walls between levels to soften their appearance and scale. No individual retaining wall face should exceed 0.61 metres (2 feet) in height.





Examples of a fences made from high-quality materials to screen private yards. (Photos: Modus Planning, Design and Engagement)



Example of a retaining wall that is stepped to reduce the overall height, and includes a planted terrace to soften the appearance. (Photo: Modus Planning, Design and Engagement)



Example of a fence made from high-quality materials to screen the side lane and parking area. (Photo: Small Housing BC)

1.2 INFILL HOUSING
DEVELOPMENT PERMIT GUIDELINES

CIRCULATION, ACCESS, PARKING AND SITE SERVICING

1.2.9 CIRCULATION, ACCESS AND PARKING

Intent: Infill Housing developments prioritize walking and cycling circulation, use, and access above vehicle circulation.

Infill Housing developments must:

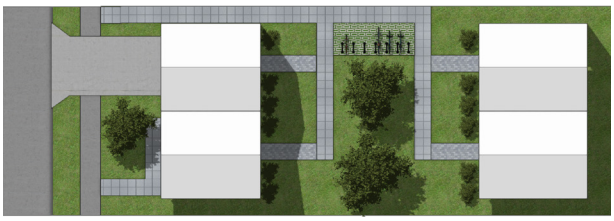
a. Ensure all pedestrian circulation is accommodated on-site via internal pedestrian pathways located within the property, such that residents do not have to exit the property and use public sidewalk in order to reach essential on-site facilities.
b. Ensure walking pathways, including paths between solid waste storage and staging areas, are sized to a minimum of 1.2 metres (4 feet) in width, with a width of 1.5 metres (5 feet) preferred for higher volume areas, such as central courtyards, and 1.5 metres (5 feet) required if adaptable or accessible units are provided. To support emergency responders, these pathways should be:
    i. Connected from the street to at least one building entry per unit via the shortest feasible route.
    ii. Well lit.
    iii. A smooth, continuous hard surface with no steps or abrupt grade changes.
    iv. Free of any obstructions such as landscaping or bollards and with clear site lines.
c. Distinguish walking paths from vehicle circulation routes, either through physical separation or subtle cues such as a change in material.
d. Incorporate surface materials, landscaping and lighting that support safe, welcoming, and comfortable pedestrian pathways.

Infill Housing developments are encouraged to:

e. Prioritize residential parking in the form of surface level parking pads and/or carports over enclosed parking.
f. Locate bicycle parking along routes that are free of stairs, and where stairs are unavoidable, consider providing a ramp.
g. Where possible and to support accessibility, ensure pathways to building entrances and solid waste staging do not exceed a 1 in 12 slope.
h. Provide ramps rather than stairs where possible.



Example of a walkway with generous width and smooth, continuous hard surface free of obstructions. (Photo: Modus Planning, Design and Engagement)



Example of pedestrian walking paths that are distinct from parking pads, and bicycle parking. (Image: Haeccity)

COMMUNITY ENERGY AND EMISSIONS PLAN 2050

The City endorsed an updated Community Energy and Emissions Plan in 2022, which provides a roadmap to approaching net zero greenhouse gas emissions by 2050, to reduce impact on climate change. One of the five key action areas is Buildings, which includes actions requiring new buildings to be built to high energy efficiency standards that help reduce emissions.

1.2.10 SOLID WASTE, RECYCLING AND UTILITY SERVICING

Intent: Infill Housing developments conveniently accommodate functional site servicing needs, in balance with other site uses.

Infill Housing developments must:

a. Include appropriately sized waste staging areas and clear access routes to enable safe and efficient solid waste collection. Routes should be free of physical impediments, such as parked vehicles, and have vertical clearance to avoid building overhangs and trees.
b. Ensure that utility infrastructure, such as electrical transformers are located and screened, or visually treated, such as through a graphic wrap, in a way that mitigates negative public realm impacts, and other site functions such as noise impacts, especially adjacent to windows.
c. Avoids siting mechanical equipment, such as heat pumps and pad mounted transformers, in front yards.

Infill Housing developments are encouraged to:

d. Ensure that, where waste storage areas are located inside of an accessory building or screened from public view, materials consistent with the overall design are used.

NOISE BYLAW

Did you know that all mechanical equipment must meet the requirements of the City's Noise Bylaw? Visit the Noise Bylaw webpage for more information.

SOLID WASTE FACILITY GUIDELINES FOR DEVELOPMENT PERMIT APPLICATIONS

The City's Solid Waste Facility Guidelines for Development Permit Applications were created to assist development applications with understanding the solid waste service requirements for new multiple residential developments and residential uses within mixed use developments.



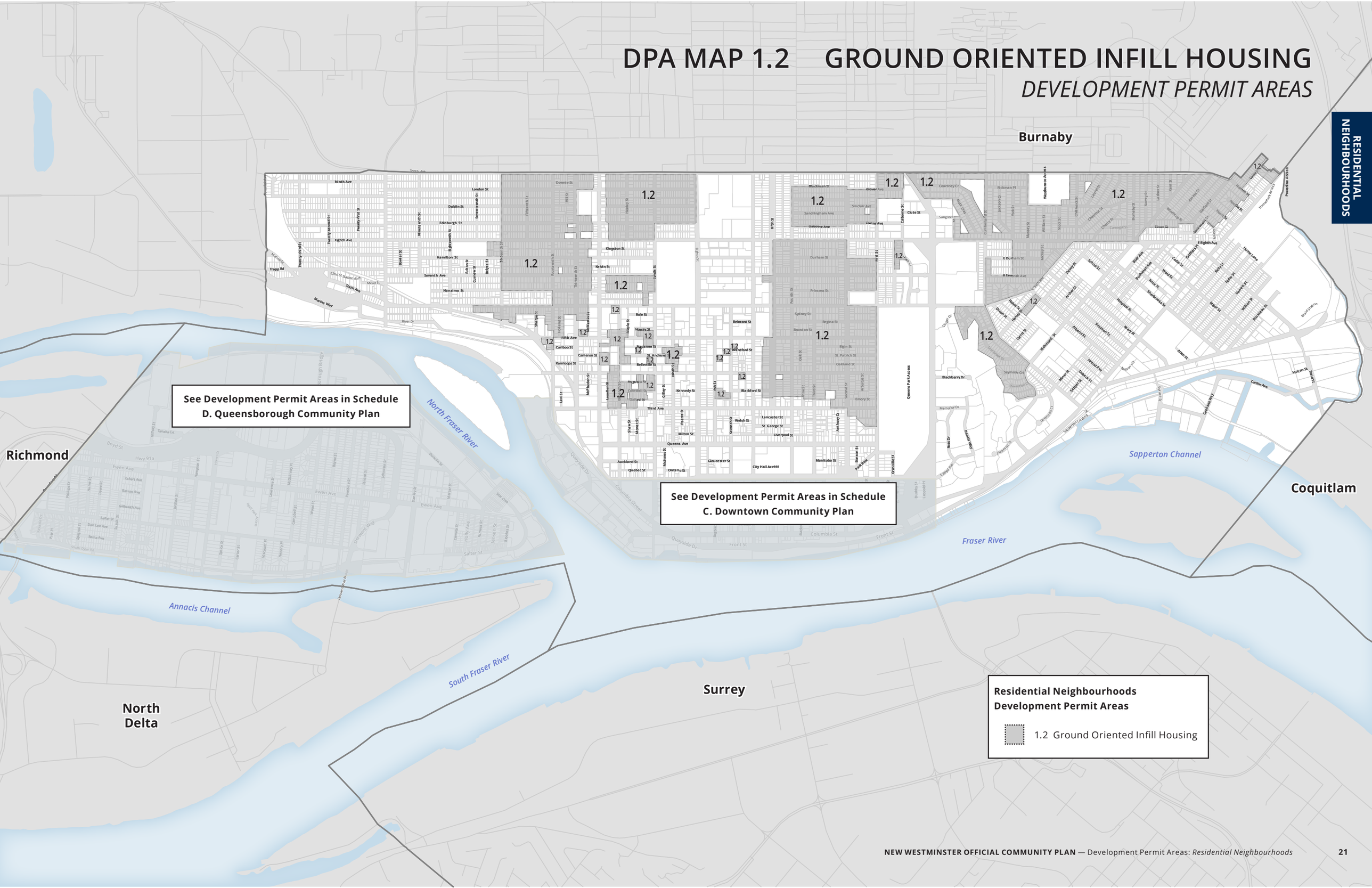




Examples of mechanical equipment screened from the street (top and middle), and located off of the lane and away from public view (bottom). (Photos: Modus Planning, Design and Engagement)

DPA MAP 1.2 GROUND ORIENTED INFILL HOUSING

DEVELOPMENT PERMIT AREAS

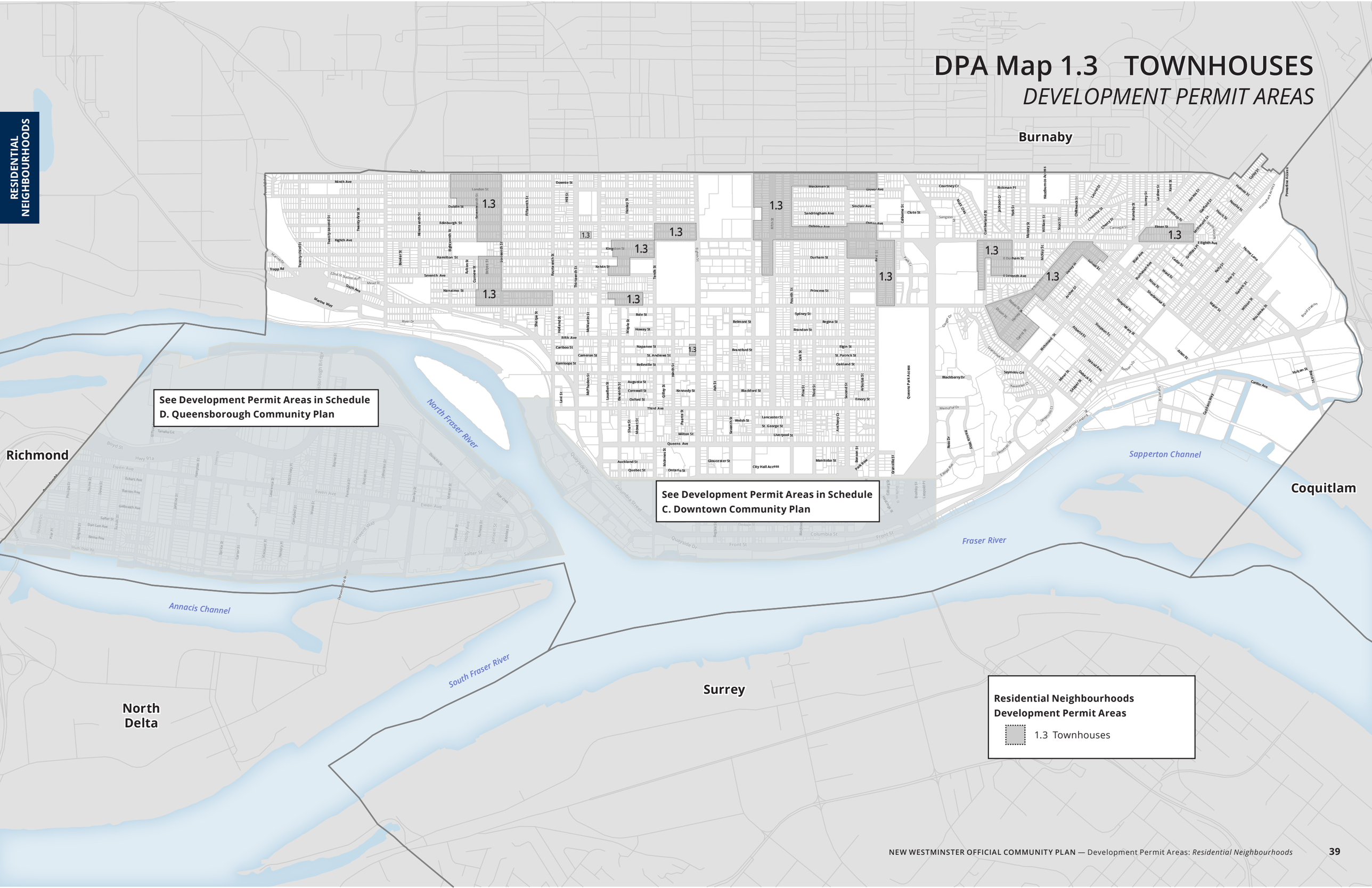


Schedule 4
to Bylaw No. 8573, 2026

"DPA Map 1.3 Townhouses"

DPA Map 1.3 TOWNHOUSES

DEVELOPMENT PERMIT AREAS



Attachment *4*

Zoning Bylaw No. 6680, 2001, Amendment Bylaw (Infill Housing Program) No. 8578, 2026

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING BYLAW NO. 6680, 2001, AMENDMENT BYLAW (INFILL HOUSING PROGRAM) NO. 8578, 2026

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:

Citation

1. This Bylaw may be cited for all purposes as "Zoning Bylaw No. 6680, 2001, Amendment Bylaw (Infill Housing Program) No. 8578, 2026".

Amendments

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

    1) Amend 120.14 by deleting and replacing with the following:

    "**APARTMENT BUILDING** means a building other than a *house*, *duplex, multiplex* or *townhouse* divided into three or more *dwelling units* with common or shared entrances or interior passageways, which provide access to the outside."

    2) Amend 120.44.2 by deleting and replacing with the following:

    "**COMMON AMENITY AREA** means a non-commercial indoor area provided in conjunction with a *multiple dwelling*, *townhouse*, or *multiplex* use and specifically designed for use by all residents living on-site for cultural, social and recreational activities and includes residential lobbies."

    3) Amend 120.69 by deleting and replacing with the following:

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

4) Amend 120.81.1 by deleting and replacing with the following:

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

5) Amend 120.82.b by deleting and replacing with the following:

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

6) Amend 120.82.c by deleting and replacing with the following:

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

7) Amend 120.82.d by deleting and replacing with the following:

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

8) Amend 120.82.e by deleting and replacing with the following:

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

9) Amend the following sections by replacing all instances of the term "house" with "building": 190.28.h; 190.28.p.iii; 190.30.e; 190.30.j.iv; 190.30.j.v; 190.30.1.e; 190.30.1.f; and 190.30.1.k.

10) Amend 120.115 by deleting and replacing with the following:

"HOUSING UNIT includes any or all of the following: *housekeeping unit, dwelling unit, sleeping unit,* or *dormitory unit."*

11) Amend 120.136 by deleting and replacing with the following:

"MULTIPLE DWELLING means a building, or portion of a building, containing three or more principal *dwelling unit*s, *housekeeping units, dormitory units* or *sleeping units* or combination thereof, but does not include *multiplexes* or *townhouses*."

12) Amend 120 by adding the following as 120.136.01:

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

13) Amend 120.159.2.2 by deleting and replacing with the following:

"RESIDENTIAL USE means a use providing for the accommodation of home life of one or more persons, including activities customarily incidental to the accommodation and home life of a person."

14) Amend 120.179 by deleting and replacing with the following:

"SINGLE DETACHED DWELLING means the use of a site for a building consisting of one principal *dwelling unit* and which may contain a *secondary suite*."

15) Amend 120.207 by deleting and replacing with the following:

"**TOWNHOUSE** means a *residential use* comprising three or more *dwelling units* separated from another by party walls, where the principal *dwelling units* are side-by-side or back-to-back, and are not stacked, and all units have a separate, direct entrance to outside without an enclosed corridor or vestibule.

16) Amend 120.218 by deleting and replacing with the following definition:

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

17) Amend the table in section 140.9 (Residential Off-Street Parking Space Requirements) by deleting and replacing the row titled "**Duplex**" with the following two rows:

Duplex and Multiplex – Sites located outside of 400 metres of a *prescribed bus stop per Provincial legislation.*	1.0 space per principal *dwelling unit;* 0.5 spaces for each of the first 2 secondary suites; and 1 space for each additional secondary suite.
Duplex and Multiplex – Sites located within 400 metres of a *prescribed bus stop per Provincial legislation.*	Not required.

18)Amend 140.46 by deleting and replacing with the following:

"**Single Unit, Duplex, and Multiplex Residential Uses**

140.46 On sites occupied by a *single detached dwelling, duplex, or multiplex* use:

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

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

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

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

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

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

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

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

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

19) Amend 140.55 by deleting and replacing with the following:

"**Access from Lanes and Local Narrow Roads**

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

20) Amend the table in section 145.4 by deleting and replacing the row titled "**All other uses, <u>except</u> *One-family unit, Single detached dwelling, Duplex, Row house, Townhouse, Houseboat, Float home, Liveaboard, Pier House***" with the following:

All other uses, <u>except</u> O*ne-family unit*, S*ingle detached dwelling*, *Duplex, Multiplex*, R*ow house, Townhouse*, Houseboat, *Float home*, *Liveaboard*, *Pier House*	1 per 1-25 required *off-street parking spaces* 2 per 26-50 required *off-street parking spaces* 3 per 51-75 *required off-street parking spaces* 4 per 76-100 *required off-street parking spaces* 1 additional *accessible off-street parking space* required for every 50 required *off-street parking spaces,* in excess of 100

21) Amend the table in section 150.3 (Residential Bicycle Parking Requirements) by adding the following after the row "**Residential – All other Residential Uses, except Single Detached Dwelling, Duplex, Float Home, Houseboat, Liveaboard, Pier House**":

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

22) Amend section 150.8 by deleting and replacing "*Long term bicycle parking* spaces provided in a *bicycle storage facility* shall meet the following standards:" with "*Long term bicycle parking* spaces provided in a *bicycle storage facility* shall meet the following standards, except that c) would not apply to *multiplexes* where bicycle storage is provided above-ground:"

23) Amend section 150.10.a by deleting and replacing with the following:

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

24) Amend section 170.7.1 by deleting and replacing with the following:

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

25) Amend 190.11.1.a by deleting and replacing with the following:

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

26) Amend 190.11.1.b by deleting and replacing with the following:

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

27) Amend 190.21.5.a by deleting and replacing with the following:

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

28) Amend 190.25.e by deleting and replacing with the following:

"The entire area of any *dwelling unit* must be accessible from within the d*welling unit*, and no portion of the *dwelling unit* shall be isolated such that it can only be accessed from an exterior door. Except that for *single detached dwellings*, *detached accessory dwelling units*, *duplexes* and *multiplexes*, spaces of 150 square feet (13.93 square meters) or less may be solely accessible from an exterior door."

29) Amend 190.29 by deleting "*Secondary suites s*hall conform to the following regulations:" and replacing it with "*Secondary suites* on properties with *single detached dwellings, multiplexes* or *townhouses s*hall conform to the following regulations:"

30) Amend 190.29.g by adding "a *multiplex* or" immediately before "townhouse use".

31) Amend 190.30.d by deleting and replacing with the following:

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

32) Amend 190.30.1.d by deleting and replacing with the following:

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

33) Amend 190.37.a and 190.39.a by deleting and replacing with the following:

a) Steps and ramps from the first floor to grade provided that they are not located closer than 1.22 metres (4 feet) to the property line;

34) Amend 190.48.3.d by deleting and replacing with the following:

"for sites containing *duplexes*, *multiplexes*, *townhouses*, or *multiple dwellings*, it is located on a portion of the property under private occupancy, such as, but not limited to areas within a dwelling or on limited common property."

35) Amend 190.51 by deleting and replacing with the following:

"All sites containing *duplexes*, *multiplexes*, *townhouses* and/or *multiple dwelling* uses must provide a designated space designed and developed to accommodate, in a location accessible to residents and removal contractors, containers for garbage and separated recyclable materials that are sufficient in number and capacity to serve the *dwelling units*. This designated space shall be effectively screened from view by a closed fence, decorative wall or obscuring evergreen hedge, which shall be secured and maintained in good condition at all times, or be located within a fully enclosed and secured room within a building."

36) Deleting Section 341. Neighbourhood Residential Duplex Dwelling Districts (RT-1A).

37) Deleting Section 360. Sandringham Avenue Comprehensive Development Districts (RS-CD-1).

38) Deleting Section 342 Duplex Residential Districts (RD-1).

39) Adding section 401 with the regulations attached to and forming part of this bylaw as Schedule A “Ground-Oriented Multi-Unit Housing Residential District (RGO-A)”.

40) Adding section 402 with the regulations attached to and forming part of this bylaw as Schedule B “Ground-Oriented Multi-Unit Housing Residential District (RGO-B)”.

41) Deleting Section 1017. Comprehensive Development District (817 St. Andrews Street) (CD-17).

42) In Section 1066 (Comprehensive Development District (1209 Hamilton Street) (CD-66)), deleting “Residential Duplex Dwelling Districts (RT-1A)” and replacing it with “Duplex Districts (RT-1)”.

43) In Section 1084 (Comprehensive Development District (733 Thirteenth Street) (CD-84)), deleting “Residential Duplex Dwelling Districts (RT-1A)” and replacing with “Duplex Districts (RT-1)”.

44) Deleting Section 1091. Comprehensive Development (719 Colborne Street) (CD-91).

45) Deleting Section 1097 by deleting and replacing with the regulations attached to and forming part of this bylaw as Schedule C.

46) Changing the zoning designation of the lands identified in bold on the map attached to and forming part of this bylaw as Schedule D to “Ground-Oriented Multi-Unit Housing Residential District (RGO-A)” and updating the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to record these zoning changes.

47) Changing the zoning designation of the hatched lands identified on the map attached to and forming part of this bylaw as Schedule D to “Ground-Oriented Multi-Unit Housing Residential District (RGO-B)” and updating the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to record these zoning changes.

48) Changing the zoning designation of the lands identified by parcel identifier and legal description in Schedule E attached to and forming part of this bylaw to “1097 Comprehensive Development District (Duplex District) (CD-97)” and updating the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to record these zoning changes.

Consequential Amendments

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 _____ day of _____, 2026.

GIVEN SECOND READING this _____ day of _____, 2026.

PUBLIC HEARING HELD this _____ day of _____, 2026.

GIVEN THIRD READING this _____ day of _____, 2026.

OTHER REQUIREMENTS SATISFIED THIS _____ day of _____ 2026.

ADOPTED this _____ day of _____, 2026.

_____
MAYOR PATRICK JOHNSTONE

_____
SARAH GODDARD, INTERIM CORPORATE OFFICER

Schedule A

to Bylaw No. 8578, 2026

“Ground-Oriented Multi-Unit Housing Residential District (RGO-A)”

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.

Schedule B

to Bylaw No. 8578, 2026

“Ground-Oriented Multi-Unit Housing Residential District (RGO-B)”

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)

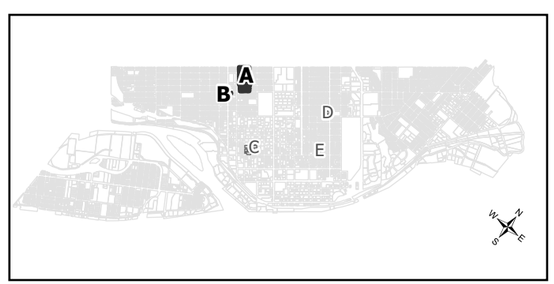
"Map 1. Areas Where Off-Street Parking Is Required"



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

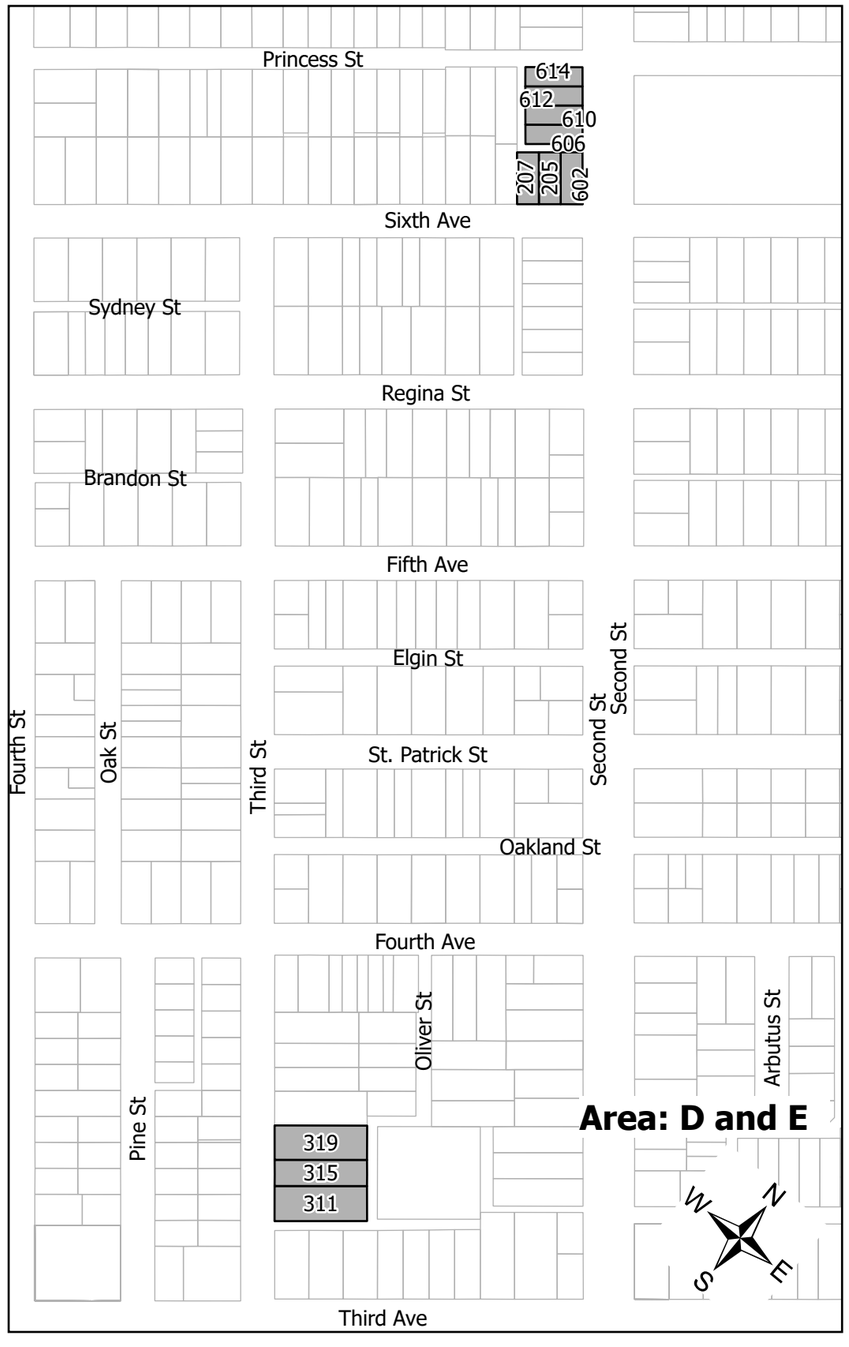
ADDRESS
906 HENLEY ST
909 HENLEY ST
912 HENLEY ST
913 HENLEY ST
914 HENLEY ST
916 HENLEY ST
918 HENLEY ST
923 HENLEY ST
926 HENLEY ST
927 HENLEY ST
929 HENLEY ST
930 HENLEY ST
931 HENLEY ST
1101 LONDON ST
1103 LONDON ST
1107 LONDON ST
1108 LONDON ST
1109 LONDON ST
1113 LONDON ST
1114 LONDON ST
1115 LONDON 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



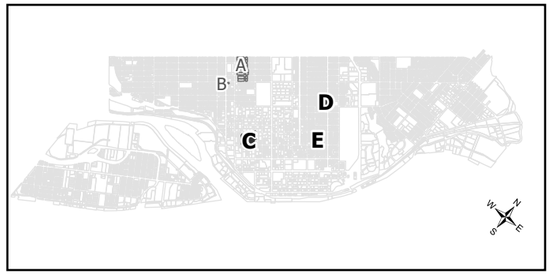


ADDRESS
1005 CORNWALL ST
1009 CORNWALL ST
1010 CORNWALL ST
1013 CORNWALL ST
1014 CORNWALL ST
1016 CORNWALL ST
1018 CORNWALL ST
1020 CORNWALL ST
1024 CORNWALL ST
1026 CORNWALL ST
1028 CORNWALL ST
1030 CORNWALL ST
1031 CORNWALL ST
1033 CORNWALL ST
1034 CORNWALL ST
1035 CORNWALL ST
1037 CORNWALL ST
305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



Schedule C

to Bylaw No. 8578, 2026

“Comprehensive Development District (Duplex District) (CD-97)”

1097 Comprehensive Development District (Duplex District) CD-97

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;	

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 Site Space

1097 .16 *Site coverage* shall be limited to a maximum of forty percent (40%). For clarity, *site coverage* shall include the principal building, detached accessory buildings and structures (including garages and carports), and attached accessory structures such as decks.

1097 .17 A minimum of fifteen percent (15%) of the lot shall be provided as *open site space*.

1097 .18 *Open site space* must be a minimum of 15 square metres (161.46 square feet) with a minimum dimension of 2.1 metres (6.9 feet).

Principal Building Envelope

1097 .19 All *principal buildings* and *structures* shall be sized and sited according to the following:

Regulation	Requirement
Minimum Front Yard	4.27 metres (14 feet)
Minimum *Rear Setback*	For *lots* with a depth of: (i) greater or equal to 25.0 metres (82.02 feet): 10.0 metres (32.8 ft.) or 25% of the depth of the *lot*, whichever is greater, or (ii) less than 25.0 metres (82.02 feet): 25% of the depth of the *lot*.
Minimum *Side Setback*	1.22 metres (4 feet)
Maximum *Peak Height*	All *principal buildings* shall not exceed a *peak height* of: (i) in the case of a peaked roof, 10.97 metres (36 feet), or (ii) in the case of a roof having a pitch of 4:12 or less, 9.14 metres (30 feet).

Detached Accessory Buildings Size

1097 .20 All *detached accessory buildings* shall comply with the following:

(a) The maximum permitted detached accessory area is 10% of the site area;

(b) The following is permitted in addition to the maximum detached accessory area:

(i) Up to 3.0 square metres (32 square feet) for externally accessed bicycle parking.

(c) shall not exceed one storey, and:

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

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

(d) shall not be located in the required front yard;

(e) shall not be located less than twice the width of the minimum required side setback from the window of a habitable room on an adjoining site unless such window is entirely above the roof line of the accessory building;

(f) if the detached structure is a garage or carport, it shall not be located closer to a lane than 6.71 metres (22 feet), less the width of such lane;

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

(h) shall not be less than 4.57 metres (15 feet) from the corner of the site at an intersection of a street and lane;

(i) shall not be less than 1.52 metres (5 feet) from any rear or side site line bounded by a street;

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

(k) shall not have dormers; and

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

Off-Street Parking and Loading Requirements

1097 .21 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw except:

(a) parking spaces may be provided adjacent to windows used for residential purposes;

(b) parking spaces may not be laid out such that a vehicle is required to reverse for more than 10.06 metres (33 feet) to access a highway, unless an on-site vehicle turnaround is required by this district;

1097 .22 *Off-Street bicycle parking* shall be provided in accordance with the provisions of the Off-Street Bicycle Parking Regulations section of the Bylaw except:

(a) *Long-term bicycle parking* spaces shall be provided in accordance with the below:

(i) 1.0 spaces per principal dwelling unit; and,

(ii) 1.0 spaces per secondary dwelling unit.

(b) *Long-term bicycle parking* spaces shall be secure and weather protected.

Schedule D

to Bylaw No. 8578, 2026

“Map of Pre-Zoned Infill Housing Properties”

Tenth Ave

Tenth Ave

2793 2792 2791 2790 2789 2788 2787 2786 2785

2784 2783 2782 2781 2780 2779 2778 2777 2776 2775

2771 2774 2772 2773 2770 2769 2768 2947 2946 2945 1190

Thirteenth St

2767 2766 2765 2764 2763 2762 2761

2555 1788 1786 1785 1782 1781 1779 1778 1774

1770 1769 1767 1766 1764 1762 1760 1758 1756 1754

Downie St

1189 1188 427 426 1752 2944 2943

1751 1750 1749 1748 1747 1746 1745

London St

London St

1790 1789 1787 1784 1783 1780 1777 1776 1775

1773 1772 1771 1768 1765 1763 1761 1759 1757 1755

1187 1753 1186 1535 1185 1534 1184 1533 1183 1532 1182 1531

Hill St

2942 2941 2940 2939 2938 2937

Sixteenth St

522 521 519 518 516 514 512 510 507

Fifteenth St

506 505 502 501 498 497 494 492 490 488

Fourteenth St

Dublin St

Dublin St

Dublin St

Twelfth St

See Map: D

1181 1180 1179 487 486 485 2936 2935 2934 2933

Thirteenth St

2554 520 517 515 513 511 509 508

972 504 503 500 499 496 495 493 491 489

1178 1177 1176 798 796 795 2932 2931 2930

793 791 789 787 784

836 834 832 829 827 825 823 822 820

817 815 814 811 809 808 806 804 802 801

Edinburgh St

1175 1173 1172 800 799 797 2929 2928

794 792 790 788 786 785 783

837 835 833 831 830 828 826 824 821

819 818 816 813 812 810 807 805 803 1174

1171 882 879 878

872

2553 914 912 910 909 908 906 905 902 901

971 898 896 894 892 890 889 887 885 883

Eighth Ave

See Map: B

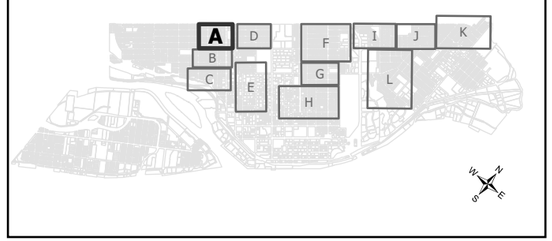
N W E S

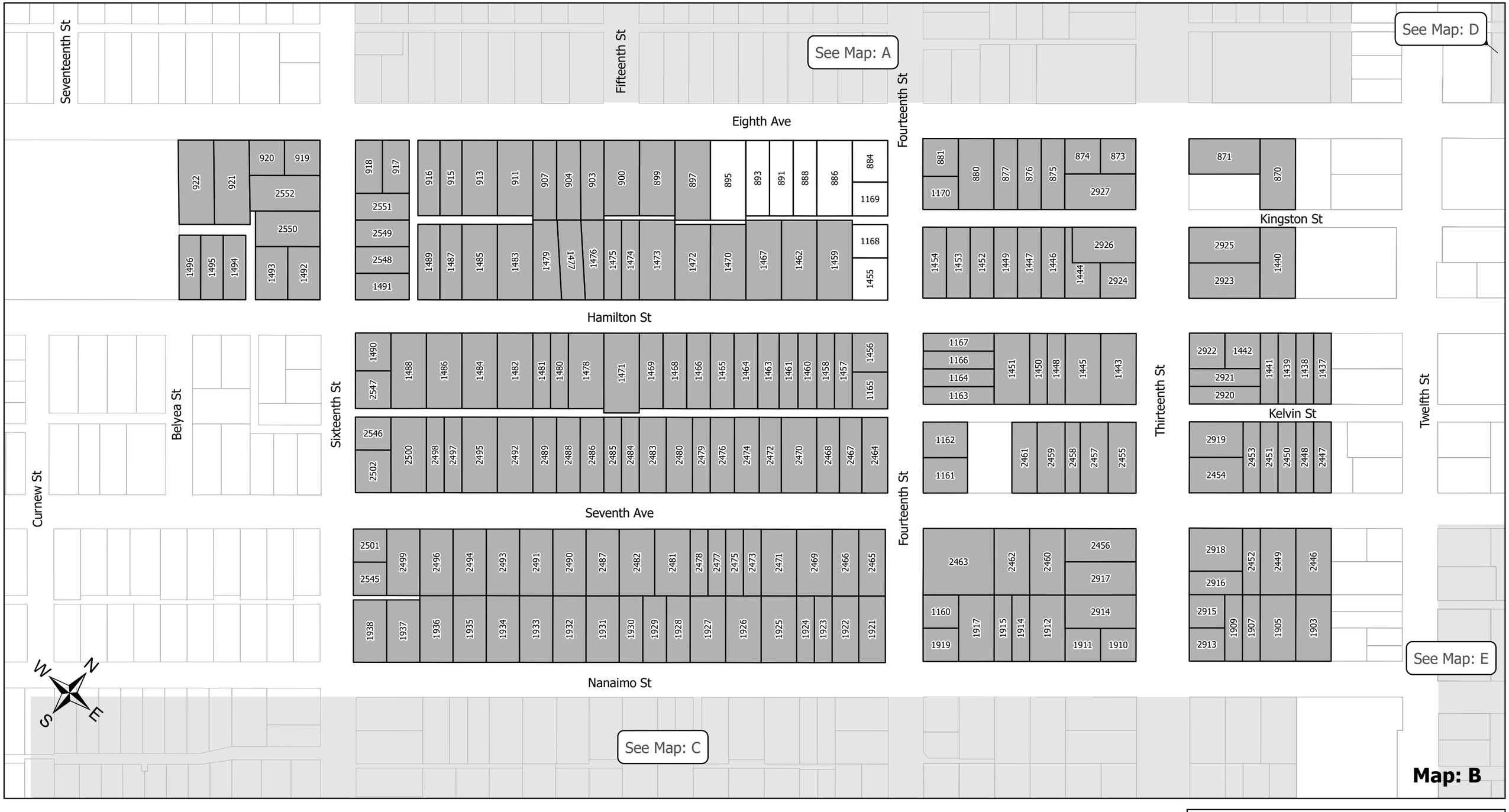
Map: A

Pre-Zoned Infill Housing

RGO-A (Up to 4 Units)

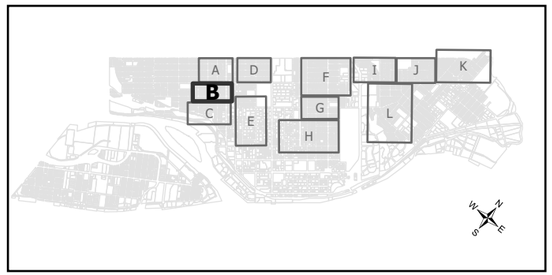
RGO-B (Up to 6 Units)





Pre-Zoned Infill Housing

- RGO-A (Up to 4 Units)
- RGO-B (Up to 6 Units)

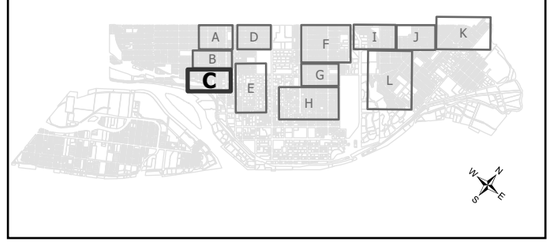




Map: C

Pre-Zoned Infill Housing

- RGO-A (Up to 4 Units)
- RGO-B (Up to 6 Units)



Tenth Ave
Tenth Ave

2760 2759 2758 2757 2756 2755 1529 1526

1530 1528 2754 2753 2752 2751 2750 2749 2748 2747 2836

2838 2837 2746 2745 2744 2743 2742 2741 2740 2739 2738 2737 2736 2735 930 929

1743 1740 1738 1736 1735 1733 1732 1731

1527 1525 1728 1727 1726 1724 1721 1719 2834 2832

2835 2833 1718 1717 1714 1712 1709 1707 1705 1704 1701 1697 1696 1694 928 1693

London St

1744 1742 1741 1739 1737 1734 1524 1523 1522 1520

1521 1519 1730 1729 1725 1723 1722 1720 2829 2828

2831 2830 2827 1716 1715 1713 1711 1710 1708 1706 1703 1702 1700 1699 1698 1695 927 926

483 481 480 478 476 473 472 1518

1517 1516 1515 465 464 463 462 460 457 2826 2824 456

2825 2823 2822 2821 451 449 447 446 445 444 443 442 439 437 435 434 432 925 428

Twelfth St

Henley St

Dublin St

Tenth St

Eighth St

See Map: A

484 482 479 477 475 474 471 1514 1513

470 469 1512 468 467 466 461 459 458 2820 2818 2817 2815

2819 2816 455 454 453 452 450 448 441 440 438 436 433 431 430 429 924

782 781 779 777 775 773 771 1510 768

1511 767 765 763 761 758 755 754 753

2814 2813 2812 752 751 750 749 748 747 746 745 744 743 742 741 740 923 739

Edinburgh St

780 778 776 774 772 770 769 1506

766 1509 1508 1507 764 762 760 759 757 756 2811 2810

869 868 867 866 865 1505 864

1504 863 862 861 860 859 858 857 2809 2808

Eighth Ave

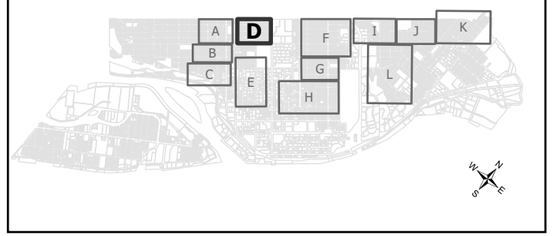
See Map: B

Map: D

Pre-Zoned Infill Housing

RGO-A (Up to 4 Units)

RGO-B (Up to 6 Units)



Seventh Ave

2445 2444 2443 2442 2441 2440 2439 2438 2437 2436 2435 2434 2433 2432 2431 2430 2429 2807 2806 2805 2804 2803 2802 2801

1884 1881 1887

1902 1901 1900 1882 1899 1898 1897 1896 1895 1894 1893 1892 1891 1890 1888 1886

Nanaimo St

1889 1885 1883 2606 2605

Sixth Ave

2607 957

Bole St

Maple St

Tenth St

956 955 953

Howay St

1032 1031 954 952

1027 1026 1025 1571 1024 1022 1021 2800 1019

Fifth Ave

Twelfth St

2954 2953

1030 1029 1028

951 950

1023 1020

Napanee St

1985 1984

949

2666 1939 2665

2663 2662 2660 1983 2658

2657 2656 2655

Cameron St

Louellen St

Eleventh St

St. Andrews St

Ninth St

2952 2951 2950 2949 2948

948 947

2664 2799 74 2798

2661 2659 1982 1980

1981 1979 1978 1977 1976

Belleville St

1245 946 945

Fourth Ave

1247 1246 1244 944 943

1800 942

1799 940

1798 939

1797 938

1796 936

1795 935

1794 933

1793 932

1792 2862 2861

1791

1243 1242 1241 1240 1239 1238 2797 2796

Augusta St

941 340 339 337 336 327 325 324 2795 2794

Cornwall St

937 934 338 335 334 333 332 331 330 329 328 326 2054 2053

Oxford St

931 2056 2860 2859 2055 2858 2857

Gilley St

Kennedy St

N W E S

Third Ave

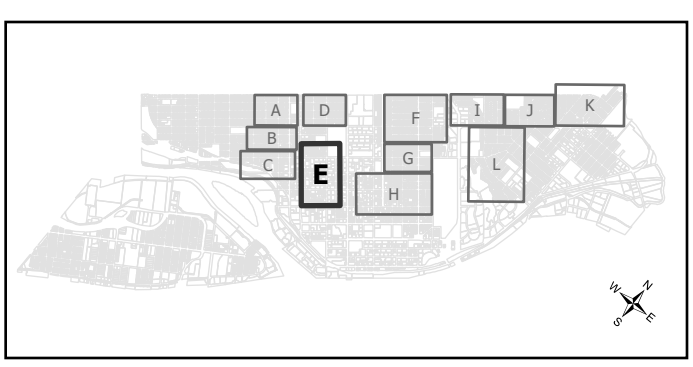
Third Ave

Map: E

Pre-Zoned Infill Housing

RGO-A (Up to 4 Units)

RGO-B (Up to 6 Units)



Sixth St

Fifth St

Argyle St

Fourth St

Tenth Ave

Blackman St

1331 1330 | 95 94 93 92 91 90 89 88 | 87 86 85 84 83 82 81 80 79 78

1329 1974 1973 1971 1970 1967 1966 1962 1960 1958 | 1954 1953 1951 1949 1948 1946 1944 1942 1941 2363

Ninth Ave

1975 1328 | 1972 1969 1968 1965 1964 1963 1961 1959 | 1957 1956 1955 1952 1950 1947 1945 1943 1940 2360

1327 1326 | 2243 2241 2239 2238 2235 | 2234 2231 2230 2227 2225 2223 2221 2219 2217 2215 2213 2211 2209 2208

Sandringham Ave

1325 1324 | 2244 2242 2240 2237 2236 | 2233 2232 2229 2228 2226 2224 2222 2220 2218 2216 2214 2212 2210 2207

1323 2045 | 2044 2043 2042 2041 2040 2039 | 2038 2037 2036 2035 2034 2033 2032 2031 2030 2029 2028 2027 2026

Osborne Ave

Eighth Ave

1097 1096 | 856 | 855 | 854 | 853

1095 | 1320

1094 | 1318

1317

1093 | 1315

1092 | 1314

1091 | 1312

1090 | 1311

1089 | 1309

1308

1088 | 1306

1087 | 2427 | 2425 | 2423 | 2422 | 2419

1322 1321 1319 1316 1313 | 852 | 851 | 850 | 849 | 848 | 847 | 846 | 845 | 844 | 843 | 842 | 841 | 840 | 839 | 838 | 2355 2354 2353 2352 2351 2350 2349

560 | 558 | 557 | 555 | 553 | 551 | 549 | 548 | 547 | 546 | 544 | 542 | 540 | 538 | 536 | 532

Durham St

1310 1307 1305 1304 | 561 | 559 | 556 | 554 | 552 | 550 | 545 | 543 | 541 | 539 | 537 | 535 | 534 | 533 | 2347 2345 2343 2342 2341

2416 2415 | 2414 | 2412 | 2410 | 2409 | 2406 | 2404 | 2399 | 2397 | 2395 | 2392 | 2390 | 2388 | 2386 | 2385 | 2383

Seventh Ave

See Map: G

Hamilton St

N W E S

Second St

1141 1140 1139 1138 1137 | 2734 | 2733 | 2732 | 2731 | 2730 | 2729 | 2728

1428 | 1426 | 1425 | 1423 | 1421 | 1419

Glover Ave

2364 2362 | 1436 | 1435 | 1434 | 1433 | 1432 | 1431 | 1430 1134

1136 1135 | 1429 | 1427 | 1424 | 1422 | 1420 | 1418

2361 2538 | 2535 | 2533 | 2531 | 2530 | 2529 | 2528 | 1133 1132

Sinclair Ave

2359 2358 | 2537 | 2536 | 2534 | 2532 | 1131 1130

2357 2356 | 2052 | 2051 | 2050 | 2049 | 2048 | 2047 | 1129 2046

Ovens Ave

First St

2348 2346 2344 | 531 | 530 | 529 | 528 | 527 | 526 | 525 | 524 | 523

2340 | 2379 | 2377 | 2376 | 2374 | 2373 | 2371 | 2369 | 2367 | 1128 2365

E Tenth Ave

McBride Blvd

Courtney Cres

Mott Cres

See Map: I

Colborne St

Clute St

Sangster Pl

McBride Blvd

E Eighth Ave

2058 2057 299 298 297 296 295 294 293 292 291 290 289 288 287 286 285

Park Cres

Colborne St

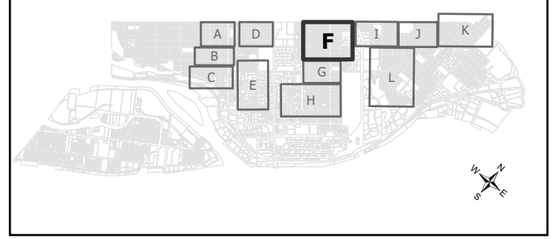
Jack Mahony Pl

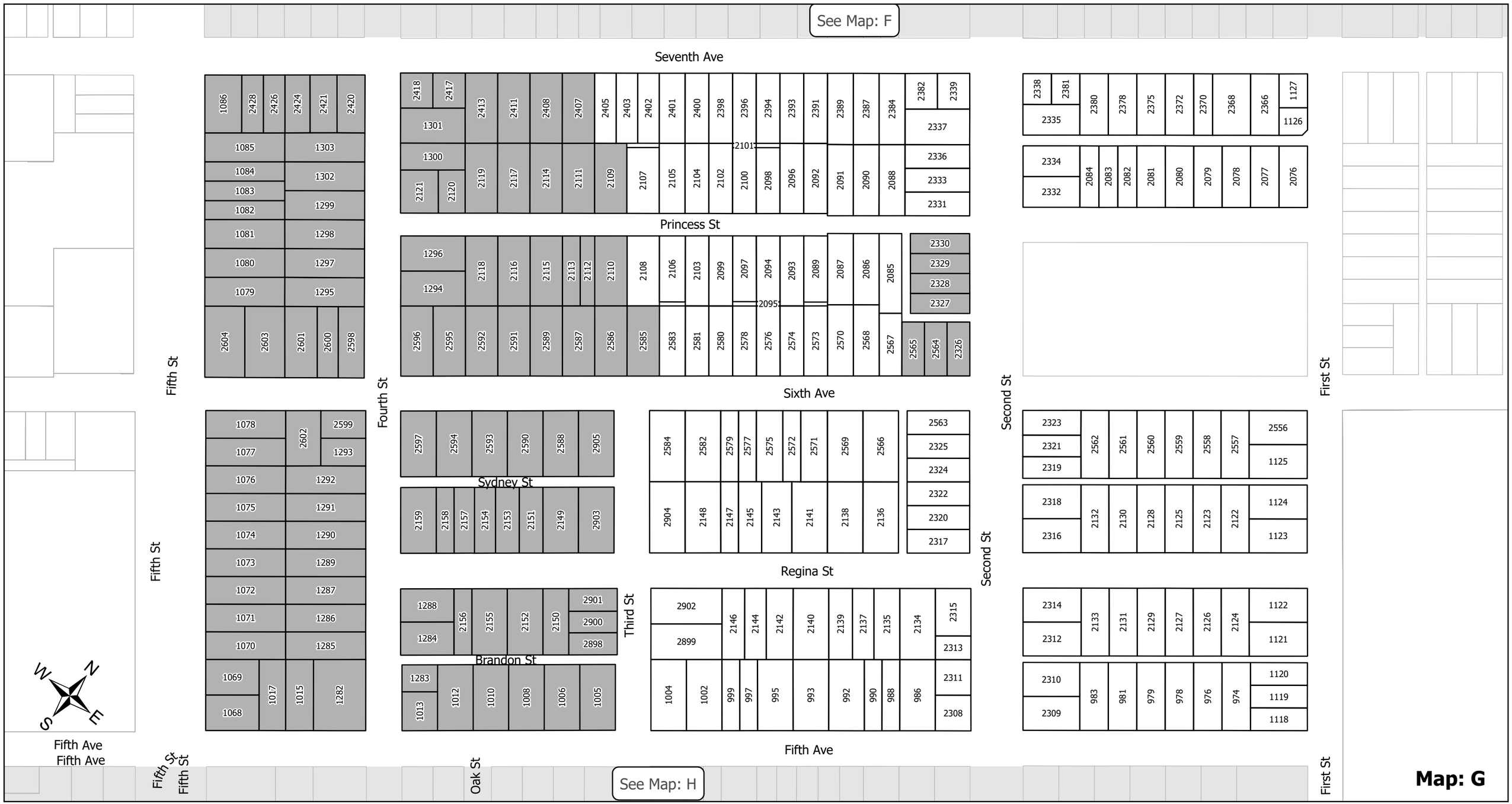
Map: F

Pre-Zoned Infill Housing

RGO-A (Up to 4 Units)

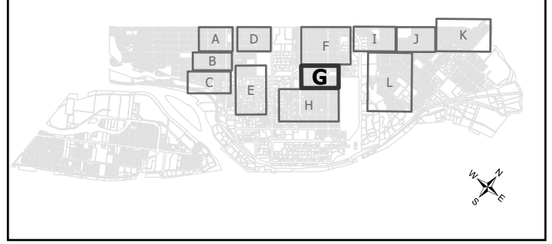
RGO-B (Up to 6 Units)

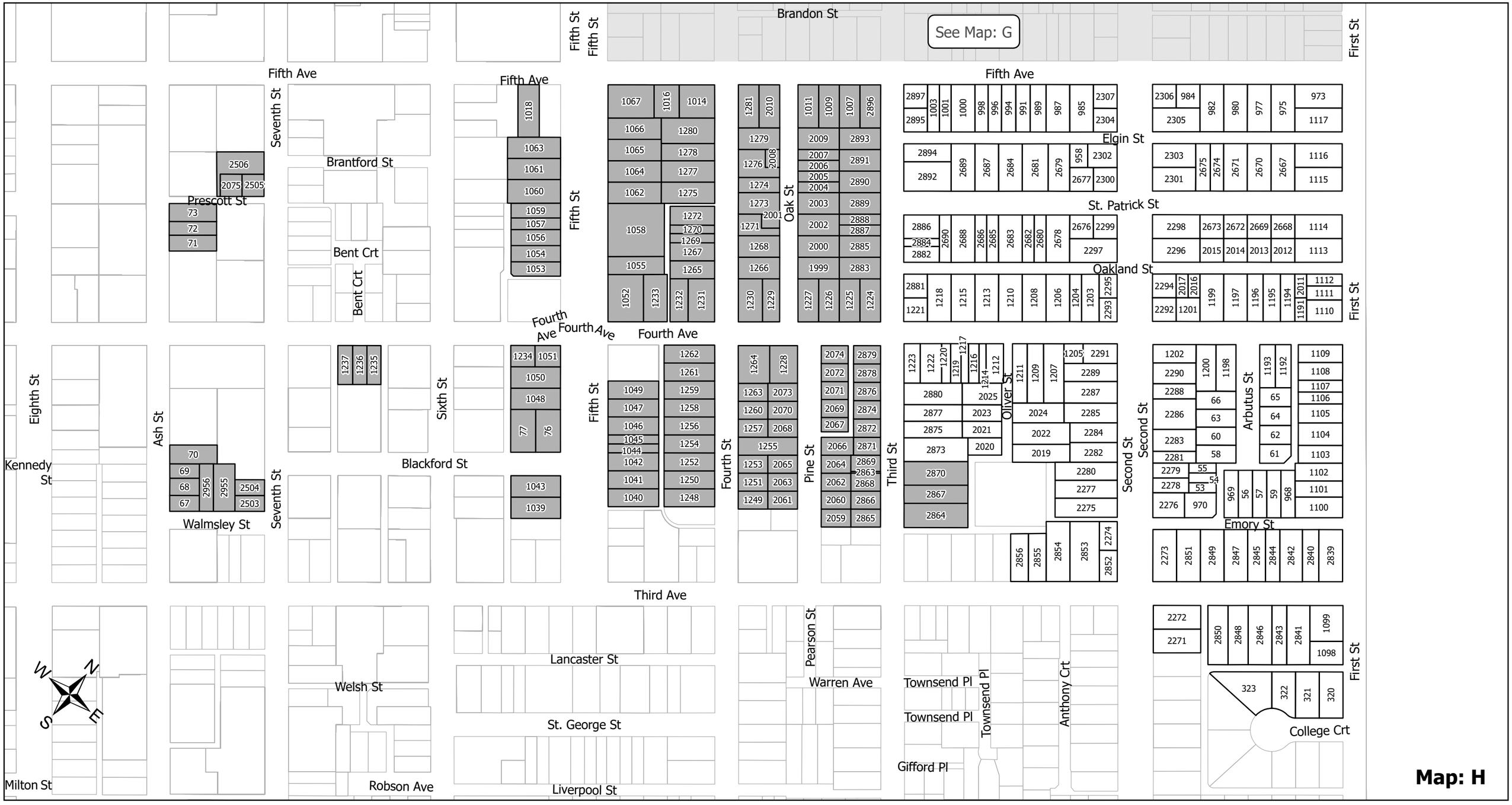




Pre-Zoned Infill Housing

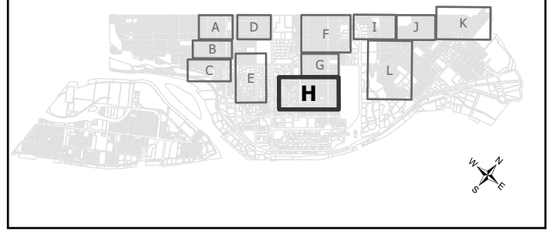
- RGO-A (Up to 4 Units)
- RGO-B (Up to 6 Units)





Pre-Zoned Infill Housing

- RGO-A (Up to 4 Units)
- RGO-B (Up to 6 Units)

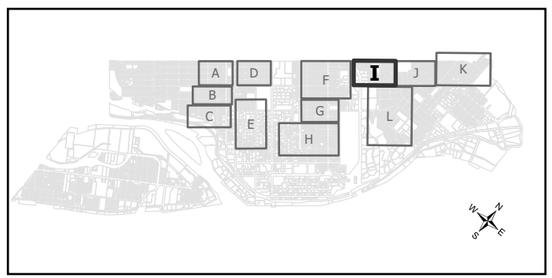


Map: H



Pre-Zoned Infill Housing

- RGO-A (Up to 4 Units)
- RGO-B (Up to 6 Units)



E Tenth Ave

Rickman Pl

See Map: I

Churchill Ave

Laurel St

Surrey St

See Map: K

Massey St

William St

Scott St

Chilliwack St

Chestnut St

Cherry St

Burnaby St

Carnegie St

Elmer St

Richmond St

See Map: L

McKay St

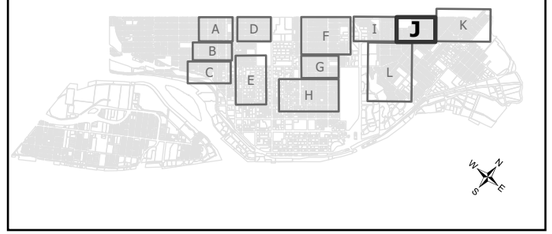
E Eighth Ave

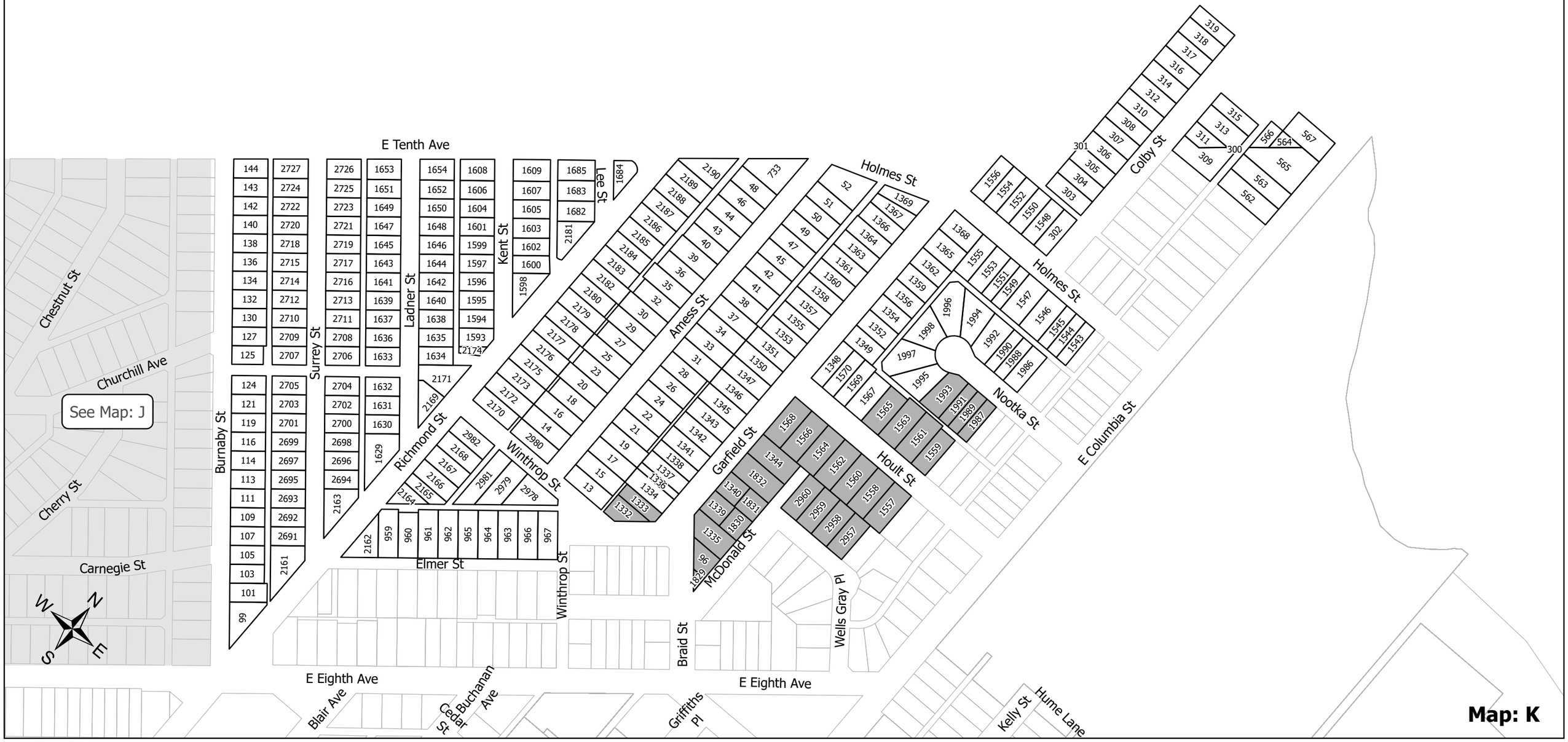
Devoy St

Map: J

Pre-Zoned Infill Housing

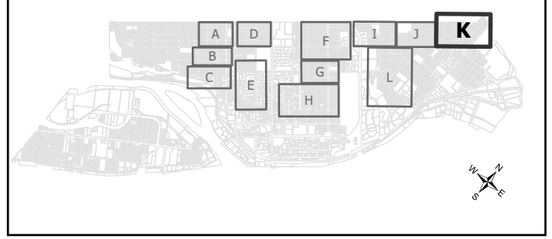
- RGO-A (Up to 4 Units)
- RGO-B (Up to 6 Units)





Pre-Zoned Infill Housing

- RGO-A (Up to 4 Units)
- RGO-B (Up to 6 Units)

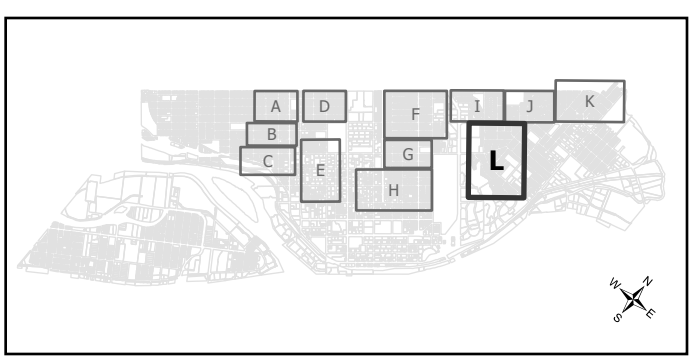


Sangster Pl
Mott Cres
See Map: I
Jackson Cres
William St
See Map: J
Scott St
E Eighth Ave
York St
Massey St
599 601 603 606
607 608 611 613
615 618 620 622 623 624 626 628 631
570 573 1802 574
1801 579 580 1837
1838 1836 1835 1833 2018
697 698 699 696 695 694 693 692 691 690 689
McKay St
E Durham St
568 408 407 406
569 571 572 575 576 577 578 581 582 1834
655 657 660 662 664 666 668 670 672 673 674 688
E Seventh Ave
405 647 648 649 650 651 652 653 654 656 658 659 661 663 665 667 669 671 687
404 403 402 401 400 399 682
12 10 11 8 9 6 7 4 5 2 3
Allison Pl
1692 1690 1691 1688 1689 1686 1687
Lidster Pl
683 684 685 686
E Sixth Ave
Devoy St
Shiles St
Alberta St
1 1503 1502 1501 1500 1499 1498 1497
Archer St
Fisher St
Dixon St
Harvey St
Alberta St
Glenbrook Dr
675 676 677 1416 738 735 736
Eddie Dr
Glen Crt
1417 678 679 680 681 398 397 396 395 394
1415 1414 1412 1411 1409
1413 737 1375
734 1374 1373 1372 1371 1370
Beth St
Ginger Dr
Cumberland St
393 392 391 390 389 388 387 386 385 384 383 382 381
75 1406 1404 1402 1400 1398 1396 1394 1392 1390 1388 1386 1384 1382
1410 1408 1407 1405 1403 1401 1399 1397 1395 1393 1391 1389 1387 1385 1383 1381 1380 1379 1378 1377 1376
380 379 378
Carrol St
Richmond St
Seymour Crt
2509 2507 2508 2510 2512 2511 2513 2515 2517 2519 2521 2523 2525 2527
2514 2516 2518 2520 2522 2524 2526
Debeck St
Miner St
Kwantlen Crt
1616 1614 1612 1610 1611 1613 1615 1617 1619 1621 1623 1625 1627
1618 1620 1622 1624 1626 1628
1840 1841 1842 1843 1844 1845 1846 2160
Sapper St
Governors Crt
Blackberry Dr
Francis Way
Ross Dr
Memorial Dr
N W E S

Map: L

Pre-Zoned Infill Housing

- RGO-A (Up to 4 Units)
- RGO-B (Up to 6 Units)



Map	ID	ADDRESS	ALLOWABLE UNIT
A	426	1310 DOWNIE ST	4
A	427	1312 DOWNIE ST	4
A	485	1310 DUBLIN ST	4
A	486	1312 DUBLIN ST	4
A	487	1314 DUBLIN ST	4
A	488	1401 DUBLIN ST	4
A	489	1402 DUBLIN ST	4
A	490	1403 DUBLIN ST	4
A	491	1404 DUBLIN ST	4
A	492	1407 DUBLIN ST	4
A	493	1408 DUBLIN ST	4
A	494	1411 DUBLIN ST	4
A	495	1412 DUBLIN ST	4
A	496	1414 DUBLIN ST	4
A	497	1415 DUBLIN ST	4
A	498	1419 DUBLIN ST	4
A	499	1420 DUBLIN ST	4
A	500	1424 DUBLIN ST	4
A	501	1425 DUBLIN ST	4
A	502	1427 DUBLIN ST	4
A	503	1428 DUBLIN ST	4
A	504	1432 DUBLIN ST	4
A	505	1433 DUBLIN ST	4
A	506	1437 DUBLIN ST	4
A	507	1501 DUBLIN ST	4
A	508	1502 DUBLIN ST	4
A	509	1506 DUBLIN ST	4
A	510	1507 DUBLIN ST	4
A	511	1510 DUBLIN ST	4
A	512	1511 DUBLIN ST	4
A	513	1514 DUBLIN ST	4
A	514	1515 DUBLIN ST	4
A	515	1518 DUBLIN ST	4
A	516	1521 DUBLIN ST	4
A	517	1524 DUBLIN ST	4
A	518	1525 DUBLIN ST	4
A	519	1527 DUBLIN ST	4
A	520	1528 DUBLIN ST	4
A	521	1529 DUBLIN ST	4
A	522	1535 DUBLIN ST	4
A	783	1208 EDINBURGH ST	4
A	784	1211 EDINBURGH ST	4
A	785	1212 EDINBURGH ST	4
A	786	1214 EDINBURGH ST	4
A	787	1215 EDINBURGH ST	4
A	788	1216 EDINBURGH ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
A	789	1217 EDINBURGH ST	4
A	790	1218 EDINBURGH ST	4
A	791	1219 EDINBURGH ST	4
A	792	1220 EDINBURGH ST	4
A	793	1221 EDINBURGH ST	4
A	794	1222 EDINBURGH ST	4
A	795	1303 EDINBURGH ST	4
A	796	1305 EDINBURGH ST	4
A	797	1308 EDINBURGH ST	4
A	798	1309 EDINBURGH ST	4
A	799	1310 EDINBURGH ST	4
A	800	1312 EDINBURGH ST	4
A	801	1401 EDINBURGH ST	4
A	802	1405 EDINBURGH ST	4
A	803	1406 EDINBURGH ST	4
A	804	1407 EDINBURGH ST	4
A	805	1408 EDINBURGH ST	4
A	806	1409 EDINBURGH ST	4
A	807	1410 EDINBURGH ST	4
A	808	1411 EDINBURGH ST	4
A	809	1413 EDINBURGH ST	4
A	810	1414 EDINBURGH ST	4
A	811	1419 EDINBURGH ST	4
A	812	1420 EDINBURGH ST	4
A	813	1422 EDINBURGH ST	4
A	814	1423 EDINBURGH ST	4
A	815	1427 EDINBURGH ST	4
A	816	1428 EDINBURGH ST	4
A	817	1429 EDINBURGH ST	4
A	818	1434 EDINBURGH ST	4
A	819	1436 EDINBURGH ST	4
A	820	1501 EDINBURGH ST	4
A	821	1502 EDINBURGH ST	4
A	822	1505 EDINBURGH ST	4
A	823	1507 EDINBURGH ST	4
A	824	1508 EDINBURGH ST	4
A	825	1511 EDINBURGH ST	4
A	826	1512 EDINBURGH ST	4
A	827	1515 EDINBURGH ST	4
A	828	1516 EDINBURGH ST	4
A	829	1519 EDINBURGH ST	4
A	830	1520 EDINBURGH ST	4
A	831	1524 EDINBURGH ST	4
A	832	1525 EDINBURGH ST	4
A	833	1528 EDINBURGH ST	4
A	834	1529 EDINBURGH ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
A	835	1530 EDINBURGH ST	4
A	836	1533 EDINBURGH ST	4
A	837	1534 EDINBURGH ST	4
A	872	1219 EIGHTH AVE	4
A	878	1315 EIGHTH AVE	4
A	879	1317 EIGHTH AVE	4
A	882	1333 EIGHTH AVE	4
A	883	1401 EIGHTH AVE	4
A	885	1405 EIGHTH AVE	4
A	887	1407 EIGHTH AVE	4
A	889	1409 EIGHTH AVE	4
A	890	1411 EIGHTH AVE	4
A	892	1413 EIGHTH AVE	4
A	894	1415 EIGHTH AVE	4
A	896	1419 EIGHTH AVE	4
A	898	1421 EIGHTH AVE	4
A	901	1501 EIGHTH AVE	4
A	902	1503 EIGHTH AVE	4
A	905	1507 EIGHTH AVE	4
A	906	1509 EIGHTH AVE	4
A	908	1511 EIGHTH AVE	4
A	909	1513 EIGHTH AVE	4
A	910	1515 EIGHTH AVE	4
A	912	1519 EIGHTH AVE	4
A	914	1523 EIGHTH AVE	4
A	971	803 FIFTEENTH ST	4
A	972	827 FIFTEENTH ST	4
A	1171	803 FOURTEENTH ST	4
A	1172	809 FOURTEENTH ST	4
A	1173	813 FOURTEENTH ST	4
A	1174	816 FOURTEENTH ST	4
A	1175	817 FOURTEENTH ST	4
A	1176	823 FOURTEENTH ST	4
A	1177	827 FOURTEENTH ST	4
A	1178	831 FOURTEENTH ST	4
A	1179	833 FOURTEENTH ST	4
A	1180	837 FOURTEENTH ST	4
A	1181	839 FOURTEENTH ST	4
A	1182	901 FOURTEENTH ST	4
A	1183	903 FOURTEENTH ST	4
A	1184	907 FOURTEENTH ST	4
A	1185	911 FOURTEENTH ST	4
A	1186	913 FOURTEENTH ST	4
A	1187	917 FOURTEENTH ST	4
A	1188	923 FOURTEENTH ST	4
A	1189	927 FOURTEENTH ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
A	1190	929 FOURTEENTH ST	4
A	1531	902 HILL ST	4
A	1532	908 HILL ST	4
A	1533	912 HILL ST	4
A	1534	914 HILL ST	4
A	1535	916 HILL ST	4
A	1745	1205 LONDON ST	4
A	1746	1207 LONDON ST	4
A	1747	1209 LONDON ST	4
A	1748	1211 LONDON ST	4
A	1749	1215 LONDON ST	4
A	1750	1217 LONDON ST	4
A	1751	1219 LONDON ST	4
A	1752	1307 LONDON ST	4
A	1753	1308 LONDON ST	4
A	1754	1401 LONDON ST	4
A	1755	1402 LONDON ST	4
A	1756	1405 LONDON ST	4
A	1757	1406 LONDON ST	4
A	1758	1407 LONDON ST	4
A	1759	1410 LONDON ST	4
A	1760	1411 LONDON ST	4
A	1761	1414 LONDON ST	4
A	1762	1415 LONDON ST	4
A	1763	1418 LONDON ST	4
A	1764	1419 LONDON ST	4
A	1765	1422 LONDON ST	4
A	1766	1423 LONDON ST	4
A	1767	1425 LONDON ST	4
A	1768	1426 LONDON ST	4
A	1769	1427 LONDON ST	4
A	1770	1429 LONDON ST	4
A	1771	1430 LONDON ST	4
A	1772	1434 LONDON ST	4
A	1773	1438 LONDON ST	4
A	1774	1501 LONDON ST	4
A	1775	1502 LONDON ST	4
A	1776	1504 LONDON ST	4
A	1777	1506 LONDON ST	4
A	1778	1507 LONDON ST	4
A	1779	1511 LONDON ST	4
A	1780	1514 LONDON ST	4
A	1781	1515 LONDON ST	4
A	1782	1517 LONDON ST	4
A	1783	1520 LONDON ST	4
A	1784	1522 LONDON ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
A	1785	1523 LONDON ST	4
A	1786	1525 LONDON ST	4
A	1787	1528 LONDON ST	4
A	1788	1529 LONDON ST	4
A	1789	1530 LONDON ST	4
A	1790	1534 LONDON ST	4
A	2553	805 SIXTEENTH ST	4
A	2554	827 SIXTEENTH ST	4
A	2555	925 SIXTEENTH ST	4
A	2761	1206 TENTH AVE	4
A	2762	1208 TENTH AVE	4
A	2763	1210 TENTH AVE	4
A	2764	1212 TENTH AVE	4
A	2765	1214 TENTH AVE	4
A	2766	1216 TENTH AVE	4
A	2767	1218 TENTH AVE	4
A	2768	1308 TENTH AVE	4
A	2769	1312 TENTH AVE	4
A	2770	1316 TENTH AVE	4
A	2771	1320 TENTH AVE	4
A	2772	1358 TENTH AVE	4
A	2773	1368 TENTH AVE	4
A	2774	1388 TENTH AVE	4
A	2775	1402 TENTH AVE	4
A	2776	1404 TENTH AVE	4
A	2777	1406 TENTH AVE	4
A	2778	1410 TENTH AVE	4
A	2779	1414 TENTH AVE	4
A	2780	1416 TENTH AVE	4
A	2781	1422 TENTH AVE	4
A	2782	1424 TENTH AVE	4
A	2783	1426 TENTH AVE	4
A	2784	1428 TENTH AVE	4
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A	2786	1506 TENTH AVE	4
A	2787	1508 TENTH AVE	4
A	2788	1510 TENTH AVE	4
A	2789	1514 TENTH AVE	4
A	2790	1516 TENTH AVE	4
A	2791	1518 TENTH AVE	4
A	2792	1520 TENTH AVE	4
A	2793	1522 TENTH AVE	4
A	2928	808 THIRTEENTH ST	4
A	2929	812 THIRTEENTH ST	4
A	2930	824 THIRTEENTH ST	4
A	2931	830 THIRTEENTH ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
A	2932	832 THIRTEENTH ST	4
A	2933	A-834 THIRTEENTH ST	4
A	2934	B-834 THIRTEENTH ST	4
A	2935	836 THIRTEENTH ST	4
A	2936	838 THIRTEENTH ST	4
A	2937	902 THIRTEENTH ST	4
A	2938	908 THIRTEENTH ST	4
A	2939	912 THIRTEENTH ST	4
A	2940	914 THIRTEENTH ST	4
A	2941	916 THIRTEENTH ST	4
A	2942	918 THIRTEENTH ST	4
A	2943	926 THIRTEENTH ST	4
A	2944	928 THIRTEENTH ST	4
A	2945	932 THIRTEENTH ST	4
A	2946	934 THIRTEENTH ST	4
A	2947	936 THIRTEENTH ST	4
B	870	1214 EIGHTH AVE	6
B	871	1218 EIGHTH AVE	6
B	873	1300 EIGHTH AVE, 1302 EIGHTH AVE	6
B	874	1304 EIGHTH AVE	6
B	875	1310 EIGHTH AVE	6
B	876	1312 EIGHTH AVE	6
B	877	1314 EIGHTH AVE	6
B	880	1318 EIGHTH AVE	6
B	881	1324 EIGHTH AVE	6
B	884	1402 EIGHTH AVE	4
B	886	1406 EIGHTH AVE	4
B	888	1408 EIGHTH AVE	4
B	891	1412 EIGHTH AVE	4
B	893	1414 EIGHTH AVE	4
B	895	1416 EIGHTH AVE	4
B	897	1420 EIGHTH AVE	6
B	899	1422 EIGHTH AVE	6
B	900	1500 EIGHTH AVE	6
B	903	1504 EIGHTH AVE	6
B	904	1506 EIGHTH AVE	6
B	907	1510 EIGHTH AVE	6
B	911	1516 EIGHTH AVE	6
B	913	1522 EIGHTH AVE	6
B	915	1544 EIGHTH AVE	6
B	916	1546 EIGHTH AVE	6
B	917	1550 EIGHTH AVE	6
B	918	1554 EIGHTH AVE	6
B	919	1602 EIGHTH AVE	6
B	920	1604 EIGHTH AVE	6
B	921	1610 EIGHTH AVE	6

Map	ID	ADDRESS	ALLOWABLE UNIT
B	922	1614 EIGHTH AVE	6
B	1160	625 FOURTEENTH ST	6
B	1161	701 FOURTEENTH ST	6
B	1162	705 FOURTEENTH ST	6
B	1163	709 FOURTEENTH ST	6
B	1164	711 FOURTEENTH ST	6
B	1165	712 FOURTEENTH ST	6
B	1166	713 FOURTEENTH ST	6
B	1167	715 FOURTEENTH ST	6
B	1168	728 FOURTEENTH ST	4
B	1169	736 FOURTEENTH ST	4
B	1170	737 FOURTEENTH ST	6
B	1437	1210 HAMILTON ST	6
B	1438	1212 HAMILTON ST	6
B	1439	1214 HAMILTON ST	6
B	1440	1215 HAMILTON ST	6
B	1441	1216 HAMILTON ST	6
B	1442	1218 HAMILTON ST	6
B	1443	1302 HAMILTON ST	6
B	1444	1305 HAMILTON ST	6
B	1445	1306 HAMILTON ST, 1308 HAMILTON ST	6
B	1446	1307 HAMILTON ST	6
B	1447	1309 HAMILTON ST	6
B	1448	1310 HAMILTON ST	6
B	1449	1311 HAMILTON ST	6
B	1450	1312 HAMILTON ST	6
B	1451	1314 HAMILTON ST	6
B	1452	1315 HAMILTON ST	6
B	1453	1317 HAMILTON ST	6
B	1454	1319 HAMILTON ST	6
B	1455	1401 HAMILTON ST	4
B	1456	1402 HAMILTON ST	6
B	1457	1404 HAMILTON ST	6
B	1458	1406 HAMILTON ST	6
B	1459	1407 HAMILTON ST	6
B	1460	1408 HAMILTON ST	6
B	1461	1410 HAMILTON ST	6
B	1462	1411 HAMILTON ST	6
B	1463	1412 HAMILTON ST	6
B	1464	1414 HAMILTON ST	6
B	1465	1416 HAMILTON ST	6
B	1466	1418 HAMILTON ST	6
B	1467	1419 HAMILTON ST	6
B	1468	1420 HAMILTON ST	6
B	1469	1422 HAMILTON ST	6
B	1470	1423 HAMILTON ST	6

Map	ID	ADDRESS	ALLOWABLE UNIT
B	1471	1424 HAMILTON ST	6
B	1472	1425 HAMILTON ST	6
B	1473	1427 HAMILTON ST	6
B	1474	1429 HAMILTON ST	6
B	1475	1433 HAMILTON ST	6
B	1476	1435 HAMILTON ST	6
B	1477	1503 HAMILTON ST	6
B	1478	1504 HAMILTON ST	6
B	1479	1507 HAMILTON ST	6
B	1480	1510 HAMILTON ST	6
B	1481	1512 HAMILTON ST	6
B	1482	1516 HAMILTON ST	6
B	1483	1517 HAMILTON ST	6
B	1484	1520 HAMILTON ST	6
B	1485	1521 HAMILTON ST	6
B	1486	1524 HAMILTON ST	6
B	1487	1525 HAMILTON ST	6
B	1488	1526 HAMILTON ST	6
B	1489	1527 HAMILTON ST	6
B	1490	1530 HAMILTON ST	6
B	1491	1531 HAMILTON ST	6
B	1492	1601 HAMILTON ST	6
B	1493	1603 HAMILTON ST	6
B	1494	1607 HAMILTON ST	6
B	1495	1613 HAMILTON ST	6
B	1496	1615 HAMILTON ST	6
B	1903	1207 NANAIMO ST, 1209 NANAIMO ST	6
B	1905	1211 NANAIMO ST, 1213 NANAIMO ST	6
B	1907	1215 NANAIMO ST	6
B	1909	1219 NANAIMO ST	6
B	1910	1301 NANAIMO ST	6
B	1911	1305 NANAIMO ST	6
B	1912	1311 NANAIMO ST	6
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B	1917	1317 NANAIMO ST	6
B	1919	1321 NANAIMO ST	6
B	1921	1401 NANAIMO ST	6
B	1922	1405 NANAIMO ST	6
B	1923	1407 NANAIMO ST	6
B	1924	1409 NANAIMO ST	6
B	1925	1411 NANAIMO ST	6
B	1926	1415 NANAIMO ST	6
B	1927	1421 NANAIMO ST	6
B	1928	1423 NANAIMO ST	6
B	1929	1427 NANAIMO ST	6

Map	ID	ADDRESS	ALLOWABLE UNIT
B	1930	1429 NANAIMO ST	6
B	1931	1503 NANAIMO ST	6
B	1932	1505 NANAIMO ST	6
B	1933	1509 NANAIMO ST	6
B	1934	1511 NANAIMO ST	6
B	1935	1513 NANAIMO ST	6
B	1936	1515 NANAIMO ST	6
B	1937	1517 NANAIMO ST	6
B	1938	1519 NANAIMO ST	6
B	2446	1206 SEVENTH AVE	6
B	2447	1207 SEVENTH AVE	6
B	2448	1209 SEVENTH AVE	6
B	2449	1210 SEVENTH AVE	6
B	2450	1211 SEVENTH AVE	6
B	2451	1213 SEVENTH AVE	6
B	2452	1214 SEVENTH AVE	6
B	2453	1217 SEVENTH AVE	6
B	2454	1221 SEVENTH AVE	6
B	2455	1301 SEVENTH AVE	6
B	2456	1302 SEVENTH AVE	6
B	2457	1303 SEVENTH AVE	6
B	2458	1307 SEVENTH AVE	6
B	2459	1309 SEVENTH AVE	6
B	2460	1310 SEVENTH AVE	6
B	2461	1311 SEVENTH AVE	6
B	2462	1314 SEVENTH AVE	6
B	2463	1316 SEVENTH AVE	6
B	2464	1401 SEVENTH AVE	6
B	2465	1402 SEVENTH AVE	6
B	2466	1404 SEVENTH AVE	6
B	2467	1405 SEVENTH AVE	6
B	2468	1407 SEVENTH AVE	6
B	2469	1408 SEVENTH AVE	6
B	2470	1411 SEVENTH AVE	6
B	2471	1412 SEVENTH AVE	6
B	2472	1413 SEVENTH AVE	6
B	2473	1414 SEVENTH AVE	6
B	2474	1415 SEVENTH AVE	6
B	2475	1416 SEVENTH AVE	6
B	2476	1417 SEVENTH AVE	6
B	2477	1418 SEVENTH AVE	6
B	2478	1420 SEVENTH AVE	6
B	2479	1421 SEVENTH AVE	6
B	2480	1423 SEVENTH AVE	6
B	2481	1424 SEVENTH AVE	6
B	2482	1426 SEVENTH AVE	6

Map	ID	ADDRESS	ALLOWABLE UNIT
B	2483	1427 SEVENTH AVE	6
B	2484	1429 SEVENTH AVE	6
B	2485	1431 SEVENTH AVE	6
B	2486	1433 SEVENTH AVE	6
B	2487	1502 SEVENTH AVE	6
B	2488	1505 SEVENTH AVE	6
B	2489	1507 SEVENTH AVE	6
B	2490	1508 SEVENTH AVE	6
B	2491	1512 SEVENTH AVE	6
B	2492	1515 SEVENTH AVE	6
B	2493	1516 SEVENTH AVE	6
B	2494	1520 SEVENTH AVE	6
B	2495	1521 SEVENTH AVE	6
B	2496	1522 SEVENTH AVE	6
B	2497	1523 SEVENTH AVE	6
B	2498	1525 SEVENTH AVE	6
B	2499	1526 SEVENTH AVE	6
B	2500	1529 SEVENTH AVE	6
B	2501	1530 SEVENTH AVE	6
B	2502	1531 SEVENTH AVE	6
B	2545	661 SIXTEENTH ST	6
B	2546	703 SIXTEENTH ST	6
B	2547	705 SIXTEENTH ST	6
B	2548	717 SIXTEENTH ST	6
B	2549	721 SIXTEENTH ST	6
B	2550	724 SIXTEENTH ST	6
B	2551	725 SIXTEENTH ST	6
B	2552	726 SIXTEENTH ST	6
B	2913	619 THIRTEENTH ST	6
B	2914	620 THIRTEENTH ST, 622 THIRTEENTH ST	6
B	2915	621 THIRTEENTH ST	6
B	2916	623 THIRTEENTH ST	6
B	2917	624 THIRTEENTH ST, 626 THIRTEENTH ST	6
B	2918	627 THIRTEENTH ST, 629 THIRTEENTH ST	6
B	2919	707 THIRTEENTH ST	6
B	2920	709 THIRTEENTH ST	6
B	2921	711 THIRTEENTH ST	6
B	2922	713 THIRTEENTH ST	6
B	2923	719 THIRTEENTH ST	6
B	2924	724 THIRTEENTH ST	6
B	2925	727 THIRTEENTH ST, 729 THIRTEENTH ST	6
B	2926	728 THIRTEENTH ST	6
B	2927	734 THIRTEENTH ST	6
C	1033	1213 FIFTH AVE	6
C	1034	1215 FIFTH AVE	6
C	1035	1223 FIFTH AVE	6

Map	ID	ADDRESS	ALLOWABLE UNIT
C	1036	1315 FIFTH AVE	6
C	1037	1321 FIFTH AVE	6
C	1038	1406 FIFTH AVE	6
C	1142	428 FOURTEENTH ST	6
C	1143	432 FOURTEENTH ST	6
C	1144	436 FOURTEENTH ST	6
C	1145	505 FOURTEENTH ST	6
C	1146	509 FOURTEENTH ST	6
C	1147	510 FOURTEENTH ST, 512 FOURTEENTH ST	6
C	1148	513 FOURTEENTH ST	6
C	1149	516 FOURTEENTH ST, 518 FOURTEENTH ST	6
C	1150	519 FOURTEENTH ST	6
C	1151	520 FOURTEENTH ST	6
C	1152	522 FOURTEENTH ST, 524 FOURTEENTH ST	6
C	1153	523 FOURTEENTH ST	6
C	1154	526 FOURTEENTH ST, 528 FOURTEENTH ST	6
C	1155	529 FOURTEENTH ST	6
C	1156	530 FOURTEENTH ST	6
C	1157	531 FOURTEENTH ST	6
C	1158	533 FOURTEENTH ST	6
C	1159	607 FOURTEENTH ST	6
C	1536	509 HOLLAND ST	6
C	1537	511 HOLLAND ST	6
C	1538	515 HOLLAND ST	6
C	1539	519 HOLLAND ST	6
C	1540	521 HOLLAND ST	6
C	1541	523 HOLLAND ST	6
C	1542	529 HOLLAND ST	6
C	1826	1515 MAYES ST	6
C	1827	1521 MAYES ST	6
C	1839	528 MCMARTIN ST	6
C	1904	1210 NANAIMO ST, 1212 NANAIMO ST	6
C	1906	1214 NANAIMO ST, 1216 NANAIMO ST	6
C	1908	1218 NANAIMO ST, 1220 NANAIMO ST	6
C	1913	1312 NANAIMO ST	6
C	1916	1316 NANAIMO ST	6
C	1918	1320 NANAIMO ST	6
C	1920	1324 NANAIMO ST	6
C	2539	525 SIXTEENTH ST	6
C	2540	526 SIXTEENTH ST	6
C	2541	527 SIXTEENTH ST	6
C	2542	528 SIXTEENTH ST, 530 SIXTEENTH ST	6
C	2543	531 SIXTEENTH ST	6
C	2544	535 SIXTEENTH ST	6
C	2608	1207 SIXTH AVE, 1209 SIXTH AVE	6
C	2609	1211 SIXTH AVE, 1213 SIXTH AVE	6

Map	ID	ADDRESS	ALLOWABLE UNIT
C	2610	1212 SIXTH AVE	6
C	2611	1215 SIXTH AVE	6
C	2612	1216 SIXTH AVE	6
C	2613	1217 SIXTH AVE	6
C	2614	1220 SIXTH AVE	6
C	2615	1224 SIXTH AVE	6
C	2616	1301 SIXTH AVE, 1303 SIXTH AVE	6
C	2617	1305 SIXTH AVE	6
C	2618	1306 SIXTH AVE	6
C	2619	1307 SIXTH AVE, 1309 SIXTH AVE	6
C	2620	1310 SIXTH AVE	6
C	2621	1314 SIXTH AVE	6
C	2622	1315 SIXTH AVE	6
C	2623	1317 SIXTH AVE	6
C	2624	1318 SIXTH AVE	6
C	2625	1321 SIXTH AVE	6
C	2626	1402 SIXTH AVE	6
C	2627	1404 SIXTH AVE	6
C	2628	1408 SIXTH AVE	6
C	2629	1410 SIXTH AVE	6
C	2630	1414 SIXTH AVE	6
C	2631	REAR-1416 SIXTH AVE	6
C	2632	1416 SIXTH AVE	6
C	2633	1418 SIXTH AVE	6
C	2634	1420 SIXTH AVE	6
C	2635	1422 SIXTH AVE	6
C	2636	1424 SIXTH AVE, 1426 SIXTH AVE	6
C	2637	1500 SIXTH AVE, 1502 SIXTH AVE	6
C	2638	1504 SIXTH AVE, 1506 SIXTH AVE	6
C	2639	1508 SIXTH AVE	6
C	2640	1512 SIXTH AVE, 1514 SIXTH AVE	6
C	2641	1520 SIXTH AVE	6
C	2642	1524 SIXTH AVE	6
C	2643	1528 SIXTH AVE, 1530 SIXTH AVE	6
C	2644	1602 SIXTH AVE	6
C	2645	1606 SIXTH AVE	6
C	2646	1608 SIXTH AVE	6
C	2647	1612 SIXTH AVE	6
C	2648	1616 SIXTH AVE	6
C	2649	1618 SIXTH AVE	6
C	2650	1620 SIXTH AVE	6
C	2651	1624 SIXTH AVE	6
C	2652	1626 SIXTH AVE	6
C	2653	1630 SIXTH AVE	6
C	2654	1702 SIXTH AVE	6
C	2906	507 THIRTEENTH ST	6

Map	ID	ADDRESS	ALLOWABLE UNIT
C	2907	523 THIRTEENTH ST	6
C	2908	525 THIRTEENTH ST	6
C	2909	529 THIRTEENTH ST	6
C	2910	540 THIRTEENTH ST	6
C	2911	610 THIRTEENTH ST, 612 THIRTEENTH ST	6
C	2912	614 THIRTEENTH ST, 616 THIRTEENTH ST	6
D	428	803 DUBLIN ST	6
D	429	804 DUBLIN ST	6
D	430	806 DUBLIN ST	6
D	431	808 DUBLIN ST	6
D	432	809 DUBLIN ST	6
D	433	810 DUBLIN ST	6
D	434	A-811 DUBLIN ST	6
D	435	B-811 DUBLIN ST	6
D	436	812 DUBLIN ST	6
D	437	813 DUBLIN ST	6
D	438	816 DUBLIN ST	6
D	439	817 DUBLIN ST	6
D	440	820 DUBLIN ST	6
D	441	822 DUBLIN ST	6
D	442	823 DUBLIN ST	6
D	443	825 DUBLIN ST	6
D	444	901 DUBLIN ST	6
D	445	903 DUBLIN ST	6
D	446	905 DUBLIN ST	6
D	447	907 DUBLIN ST	6
D	448	908 DUBLIN ST	6
D	449	909 DUBLIN ST	6
D	450	910 DUBLIN ST	6
D	451	911 DUBLIN ST	6
D	452	912 DUBLIN ST	6
D	453	914 DUBLIN ST	6
D	454	916 DUBLIN ST	6
D	455	918 DUBLIN ST	6
D	456	1001 DUBLIN ST	6
D	457	1003 DUBLIN ST	6
D	458	1004 DUBLIN ST	6
D	459	1006 DUBLIN ST	6
D	460	1007 DUBLIN ST	6
D	461	1008 DUBLIN ST	6
D	462	1009 DUBLIN ST	6
D	463	1011 DUBLIN ST	6
D	464	1013 DUBLIN ST	6
D	465	1015 DUBLIN ST	6
D	466	1016 DUBLIN ST	6
D	467	1020 DUBLIN ST	6

Map	ID	ADDRESS	ALLOWABLE UNIT
D	468	1024 DUBLIN ST	6
D	469	1026 DUBLIN ST	6
D	470	1028 DUBLIN ST	6
D	471	1102 DUBLIN ST	6
D	472	1103 DUBLIN ST	6
D	473	1105 DUBLIN ST	6
D	474	1106 DUBLIN ST	6
D	475	1110 DUBLIN ST	6
D	476	1111 DUBLIN ST	6
D	477	1114 DUBLIN ST	6
D	478	1115 DUBLIN ST	6
D	479	1116 DUBLIN ST	6
D	480	1117 DUBLIN ST	6
D	481	1119 DUBLIN ST	6
D	482	1120 DUBLIN ST	6
D	483	1121 DUBLIN ST	6
D	484	1122 DUBLIN ST	6
D	739	801 EDINBURGH ST	6
D	740	807 EDINBURGH ST	6
D	741	811 EDINBURGH ST	6
D	742	815 EDINBURGH ST	6
D	743	817 EDINBURGH ST	6
D	744	819 EDINBURGH ST	6
D	745	823 EDINBURGH ST	6
D	746	901 EDINBURGH ST	6
D	747	903 EDINBURGH ST	6
D	748	905 EDINBURGH ST	6
D	749	A-905 EDINBURGH ST	6
D	750	907 EDINBURGH ST	6
D	751	909 EDINBURGH ST	6
D	752	911 EDINBURGH ST	6
D	753	1001 EDINBURGH ST	6
D	754	1005 EDINBURGH ST	6
D	755	1007 EDINBURGH ST	6
D	756	1008 EDINBURGH ST	6
D	757	1010 EDINBURGH ST	6
D	758	1011 EDINBURGH ST	6
D	759	1012 EDINBURGH ST	6
D	760	1014 EDINBURGH ST	6
D	761	1017 EDINBURGH ST	6
D	762	1018 EDINBURGH ST	6
D	763	1019 EDINBURGH ST	6
D	764	1022 EDINBURGH ST	6
D	765	1023 EDINBURGH ST	6
D	766	1024 EDINBURGH ST	6
D	767	1029 EDINBURGH ST	6

Map	ID	ADDRESS	ALLOWABLE UNIT
D	768	1101 EDINBURGH ST	6
D	769	1104 EDINBURGH ST	6
D	770	1106 EDINBURGH ST	6
D	771	1107 EDINBURGH ST	6
D	772	1108 EDINBURGH ST	6
D	773	1109 EDINBURGH ST	6
D	774	1110 EDINBURGH ST	6
D	775	1111 EDINBURGH ST	6
D	776	1112 EDINBURGH ST	6
D	777	1115 EDINBURGH ST	6
D	778	1116 EDINBURGH ST	6
D	779	1117 EDINBURGH ST	6
D	780	1120 EDINBURGH ST	6
D	781	1121 EDINBURGH ST	6
D	782	1123 EDINBURGH ST	6
D	857	1009 EIGHTH AVE	6
D	858	1011 EIGHTH AVE	6
D	859	1015 EIGHTH AVE	6
D	860	1019 EIGHTH AVE	6
D	861	1021 EIGHTH AVE	6
D	862	1023 EIGHTH AVE	6
D	863	1025 EIGHTH AVE	6
D	864	1101 EIGHTH AVE	6
D	865	1107 EIGHTH AVE	6
D	866	1109 EIGHTH AVE	6
D	867	1117 EIGHTH AVE	6
D	868	1119 EIGHTH AVE	6
D	869	1121 EIGHTH AVE	6
D	923	830 EIGHTH ST	6
D	924	834 EIGHTH ST	6
D	925	906 EIGHTH ST	6
D	926	910 EIGHTH ST	6
D	927	916 EIGHTH ST	6
D	928	926 EIGHTH ST	6
D	929	930 EIGHTH ST	6
D	930	968 EIGHTH ST	6
D	1504	805 HENLEY ST	6
D	1505	806 HENLEY ST	6
D	1506	812 HENLEY ST	6
D	1507	813 HENLEY ST	6
D	1508	815 HENLEY ST	6
D	1509	817 HENLEY ST	6
D	1510	818 HENLEY ST	6
D	1511	821 HENLEY ST	6
D	1512	823 HENLEY ST	6
D	1513	830 HENLEY ST	6

Map	ID	ADDRESS	ALLOWABLE UNIT
D	1514	834 HENLEY ST	6
D	1515	901 HENLEY ST	6
D	1516	903 HENLEY ST	6
D	1517	905 HENLEY ST	6
D	1518	906 HENLEY ST	6
D	1519	909 HENLEY ST	6
D	1520	912 HENLEY ST	6
D	1521	913 HENLEY ST	6
D	1522	914 HENLEY ST	6
D	1523	916 HENLEY ST	6
D	1524	918 HENLEY ST	6
D	1525	923 HENLEY ST	6
D	1526	926 HENLEY ST	6
D	1527	927 HENLEY ST	6
D	1528	929 HENLEY ST	6
D	1529	930 HENLEY ST	6
D	1530	931 HENLEY ST	6
D	1693	801 LONDON ST	6
D	1694	805 LONDON ST	6
D	1695	808 LONDON ST	6
D	1696	809 LONDON ST	6
D	1697	811 LONDON ST	6
D	1698	812 LONDON ST	6
D	1699	814 LONDON ST	6
D	1700	818 LONDON ST	6
D	1701	819 LONDON ST	6
D	1702	822 LONDON ST	6
D	1703	824 LONDON ST	6
D	1704	825 LONDON ST	6
D	1705	901 LONDON ST	6
D	1706	902 LONDON ST	6
D	1707	903 LONDON ST	6
D	1708	904 LONDON ST	6
D	1709	905 LONDON ST	6
D	1710	906 LONDON ST	6
D	1711	908 LONDON ST	6
D	1712	909 LONDON ST	6
D	1713	910 LONDON ST	6
D	1714	911 LONDON ST	6
D	1715	912 LONDON ST	6
D	1716	914 LONDON ST	6
D	1717	915 LONDON ST	6
D	1718	917 LONDON ST	6
D	1719	1007 LONDON ST	6
D	1720	1008 LONDON ST	6
D	1721	1009 LONDON ST	6

Map	ID	ADDRESS	ALLOWABLE UNIT
D	1722	1010 LONDON ST	6
D	1723	1012 LONDON ST	6
D	1724	1013 LONDON ST	6
D	1725	1014 LONDON ST	6
D	1726	1015 LONDON ST	6
D	1727	1017 LONDON ST	6
D	1728	1019 LONDON ST	6
D	1729	1024 LONDON ST	6
D	1730	1026 LONDON ST	6
D	1731	1101 LONDON ST	6
D	1732	1103 LONDON ST	6
D	1733	1107 LONDON ST	6
D	1734	1108 LONDON ST	6
D	1735	1109 LONDON ST	6
D	1736	1113 LONDON ST	6
D	1737	1114 LONDON ST	6
D	1738	1115 LONDON ST	6
D	1739	1116 LONDON ST	6
D	1740	1119 LONDON ST	6
D	1741	1120 LONDON ST	6
D	1742	1122 LONDON ST	6
D	1743	1123 LONDON ST	6
D	1744	1124 LONDON ST	6
D	2735	808 TENTH AVE	6
D	2736	812 TENTH AVE	6
D	2737	816 TENTH AVE	6
D	2738	818 TENTH AVE	6
D	2739	820 TENTH AVE	6
D	2740	822 TENTH AVE	6
D	2741	826 TENTH AVE	6
D	2742	902 TENTH AVE	6
D	2743	908 TENTH AVE	6
D	2744	910 TENTH AVE	6
D	2745	914 TENTH AVE	6
D	2746	918 TENTH AVE	6
D	2747	1006 TENTH AVE	6
D	2748	1008 TENTH AVE	6
D	2749	1010 TENTH AVE	6
D	2750	1014 TENTH AVE	6
D	2751	1016 TENTH AVE	6
D	2752	1018 TENTH AVE	6
D	2753	1020 TENTH AVE	6
D	2754	1024 TENTH AVE	6
D	2755	1106 TENTH AVE	6
D	2756	1110 TENTH AVE	6
D	2757	1112 TENTH AVE	6

Map	ID	ADDRESS	ALLOWABLE UNIT
D	2758	1116 TENTH AVE	6
D	2759	1120 TENTH AVE	6
D	2760	1124 TENTH AVE	6
D	2808	802 TENTH ST	6
D	2809	810 TENTH ST	6
D	2810	814 TENTH ST	6
D	2811	816 TENTH ST	6
D	2812	823 TENTH ST	6
D	2813	825 TENTH ST	6
D	2814	827 TENTH ST	6
D	2815	834 TENTH ST	6
D	2816	835 TENTH ST	6
D	2817	836 TENTH ST	6
D	2818	838 TENTH ST	6
D	2819	839 TENTH ST	6
D	2820	840 TENTH ST	6
D	2821	901 TENTH ST	6
D	2822	903 TENTH ST	6
D	2823	905 TENTH ST	6
D	2824	906 TENTH ST	6
D	2825	907 TENTH ST	6
D	2826	908 TENTH ST	6
D	2827	909 TENTH ST	6
D	2828	910 TENTH ST	6
D	2829	912 TENTH ST	6
D	2830	913 TENTH ST	6
D	2831	915 TENTH ST	6
D	2832	924 TENTH ST	6
D	2833	925 TENTH ST	6
D	2834	928 TENTH ST	6
D	2835	929 TENTH ST	6
D	2836	930 TENTH ST	6
D	2837	933 TENTH ST	6
D	2838	937 TENTH ST	6
E	74	1005 BELLEVILLE ST	6
E	324	1005 CORNWALL ST	6
E	325	1009 CORNWALL ST	6
E	326	1010 CORNWALL ST	6
E	327	1013 CORNWALL ST	6
E	328	1014 CORNWALL ST	6
E	329	1016 CORNWALL ST	6
E	330	1018 CORNWALL ST	6
E	331	1020 CORNWALL ST	6
E	332	1024 CORNWALL ST	6
E	333	1026 CORNWALL ST	6
E	334	1028 CORNWALL ST	6

Map	ID	ADDRESS	ALLOWABLE UNIT
E	335	1030 CORNWALL ST	6
E	336	1031 CORNWALL ST	6
E	337	1033 CORNWALL ST	6
E	338	1034 CORNWALL ST	6
E	339	1035 CORNWALL ST	6
E	340	1037 CORNWALL ST	6
E	931	305 ELEVENTH ST	6
E	932	310 ELEVENTH ST	4
E	933	312 ELEVENTH ST	4
E	934	313 ELEVENTH ST	6
E	935	314 ELEVENTH ST	4
E	936	316 ELEVENTH ST	4
E	937	317 ELEVENTH ST	6
E	938	320 ELEVENTH ST	4
E	939	324 ELEVENTH ST	4
E	940	328 ELEVENTH ST	4
E	941	329 ELEVENTH ST	6
E	942	332 ELEVENTH ST	4
E	943	334 ELEVENTH ST	4
E	944	338 ELEVENTH ST	4
E	945	402 ELEVENTH ST	6
E	946	406 ELEVENTH ST	6
E	947	413 ELEVENTH ST	6
E	948	417 ELEVENTH ST	6
E	949	425 ELEVENTH ST	6
E	950	433 ELEVENTH ST	6
E	951	437 ELEVENTH ST	6
E	952	502 ELEVENTH ST	6
E	953	505 ELEVENTH ST	6
E	954	506 ELEVENTH ST	6
E	955	507 ELEVENTH ST	6
E	956	509 ELEVENTH ST	6
E	957	530 ELEVENTH ST	6
E	1019	1001 FIFTH AVE	6
E	1020	1002 FIFTH AVE	6
E	1021	1005 FIFTH AVE	6
E	1022	1007 FIFTH AVE	6
E	1023	1010 FIFTH AVE	6
E	1024	1011 FIFTH AVE	6
E	1025	1015 FIFTH AVE	6
E	1026	1017 FIFTH AVE	6
E	1027	1019 FIFTH AVE	6
E	1028	1102 FIFTH AVE	6
E	1029	1104 FIFTH AVE	6
E	1030	1108 FIFTH AVE	6
E	1031	1111 FIFTH AVE	6

Map	ID	ADDRESS	ALLOWABLE UNIT
E	1032	1113 FIFTH AVE	6
E	1238	1010 FOURTH AVE	6
E	1239	1014 FOURTH AVE	6
E	1240	1016 FOURTH AVE	6
E	1241	1018 FOURTH AVE	6
E	1242	1020 FOURTH AVE	6
E	1243	1022 FOURTH AVE	6
E	1244	1108 FOURTH AVE	4
E	1245	1109 FOURTH AVE	6
E	1246	1112 FOURTH AVE	4
E	1247	1116 FOURTH AVE	4
E	1571	1010 HOWAY ST	6
E	1791	305 LOUELLEN ST	6
E	1792	307 LOUELLEN ST	4
E	1793	309 LOUELLEN ST	4
E	1794	311 LOUELLEN ST	4
E	1795	313 LOUELLEN ST	4
E	1796	319 LOUELLEN ST	4
E	1797	325 LOUELLEN ST	4
E	1798	327 LOUELLEN ST	4
E	1799	331 LOUELLEN ST	4
E	1800	333 LOUELLEN ST	4
E	1881	NANAIMO ST	6
E	1882	NANAIMO ST	6
E	1883	NANAIMO ST	6
E	1884	NANAIMO ST	6
E	1885	1006 NANAIMO ST	6
E	1886	1009 NANAIMO ST	6
E	1887	REAR-1013 NANAIMO ST	6
E	1888	1013 NANAIMO ST	6
E	1889	1014 NANAIMO ST	6
E	1890	1025 NANAIMO ST	6
E	1891	1027 NANAIMO ST	6
E	1892	1031 NANAIMO ST	6
E	1893	1037 NANAIMO ST	6
E	1894	1057 NANAIMO ST	6
E	1895	1059 NANAIMO ST	6
E	1896	1101 NANAIMO ST	6
E	1897	1103 NANAIMO ST	6
E	1898	1105 NANAIMO ST	6
E	1899	1107 NANAIMO ST	6
E	1900	1109 NANAIMO ST	6
E	1901	1111 NANAIMO ST	6
E	1902	1113 NANAIMO ST	6
E	1939	1020 NAPANEE ST	6
E	1976	403 NINTH ST	6

Map	ID	ADDRESS	ALLOWABLE UNIT
E	1977	405 NINTH ST	6
E	1978	407 NINTH ST	6
E	1979	409 NINTH ST	6
E	1980	416 NINTH ST	6
E	1981	419 NINTH ST	6
E	1982	420 NINTH ST	6
E	1983	424 NINTH ST	6
E	1984	427 NINTH ST	6
E	1985	439 NINTH ST	6
E	2053	1009 OXFORD ST	6
E	2054	1011 OXFORD ST	6
E	2055	1024 OXFORD ST, 1023 THIRD AVE	6
E	2056	1028 OXFORD ST	6
E	2429	1008 SEVENTH AVE	6
E	2430	1012 SEVENTH AVE	6
E	2431	1016 SEVENTH AVE	6
E	2432	1018 SEVENTH AVE	6
E	2433	1022 SEVENTH AVE	6
E	2434	1026 SEVENTH AVE	6
E	2435	1030 SEVENTH AVE	6
E	2436	1032 SEVENTH AVE	6
E	2437	1034 SEVENTH AVE	6
E	2438	1036 SEVENTH AVE	6
E	2439	1038 SEVENTH AVE	6
E	2440	1040 SEVENTH AVE	6
E	2441	1042 SEVENTH AVE	6
E	2442	1044 SEVENTH AVE	6
E	2443	1104 SEVENTH AVE	6
E	2444	1108 SEVENTH AVE	6
E	2445	1116 SEVENTH AVE	6
E	2605	1007 SIXTH AVE	6
E	2606	1009 SIXTH AVE	6
E	2607	1106 SIXTH AVE	6
E	2655	817 ST. ANDREWS ST	6
E	2656	819 ST. ANDREWS ST	6
E	2657	821 ST. ANDREWS ST	6
E	2658	901 ST. ANDREWS ST	6
E	2659	906 ST. ANDREWS ST	6
E	2660	907 ST. ANDREWS ST	6
E	2661	908 ST. ANDREWS ST	6
E	2662	909 ST. ANDREWS ST	6
E	2663	911 ST. ANDREWS ST	6
E	2664	1002 ST. ANDREWS ST	6
E	2665	1021 ST. ANDREWS ST	6
E	2666	1023 ST. ANDREWS ST	6
E	2794	324 TENTH ST	6

Map	ID	ADDRESS	ALLOWABLE UNIT
E	2795	326 TENTH ST	6
E	2796	336 TENTH ST	6
E	2797	340 TENTH ST	6
E	2798	412 TENTH ST	6
E	2799	416 TENTH ST	6
E	2800	506 TENTH ST	6
E	2801	618 TENTH ST	6
E	2802	622 TENTH ST	6
E	2803	624 TENTH ST	6
E	2804	626 TENTH ST	6
E	2805	628 TENTH ST	6
E	2806	630 TENTH ST	6
E	2807	634 TENTH ST	6
E	2857	1019 THIRD AVE	6
E	2858	1021 THIRD AVE	6
E	2859	1025 THIRD AVE	6
E	2860	1027 THIRD AVE	6
E	2861	1101 THIRD AVE	4
E	2862	1105 THIRD AVE	4
E	2948	411 TWELFTH ST	6
E	2949	413 TWELFTH ST	6
E	2950	415 TWELFTH ST	6
E	2951	417 TWELFTH ST	6
E	2952	421 TWELFTH ST	6
E	2953	431 TWELFTH ST	6
E	2954	433 TWELFTH ST	6
F	78	202 BLACKMAN ST	4
F	79	206 BLACKMAN ST	4
F	80	208 BLACKMAN ST	4
F	81	212 BLACKMAN ST	4
F	82	214 BLACKMAN ST	4
F	83	218 BLACKMAN ST	4
F	84	220 BLACKMAN ST	4
F	85	224 BLACKMAN ST	4
F	86	228 BLACKMAN ST	4
F	87	230 BLACKMAN ST	4
F	88	302 BLACKMAN ST	4
F	89	306 BLACKMAN ST	6
F	90	308 BLACKMAN ST	6
F	91	312 BLACKMAN ST	6
F	92	316 BLACKMAN ST	6
F	93	320 BLACKMAN ST	6
F	94	322 BLACKMAN ST	6
F	95	326 BLACKMAN ST	6
F	285	707 COLBORNE ST	4
F	286	709 COLBORNE ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
F	287	711 COLBORNE ST	4
F	288	713 COLBORNE ST	4
F	289	715 COLBORNE ST	4
F	290	717 COLBORNE ST	4
F	291	719 COLBORNE ST	4
F	292	721 COLBORNE ST	4
F	293	723 COLBORNE ST	4
F	294	725 COLBORNE ST	4
F	295	727 COLBORNE ST	4
F	296	729 COLBORNE ST	4
F	297	731 COLBORNE ST	4
F	298	733 COLBORNE ST	4
F	299	735 COLBORNE ST	4
F	523	102 DURHAM ST	4
F	524	106 DURHAM ST	4
F	525	108 DURHAM ST	4
F	526	112 DURHAM ST	4
F	527	114 DURHAM ST	4
F	528	116 DURHAM ST	4
F	529	118 DURHAM ST	4
F	530	120 DURHAM ST	4
F	531	124 DURHAM ST	4
F	532	203 DURHAM ST	4
F	533	206 DURHAM ST	4
F	534	208 DURHAM ST	4
F	535	210 DURHAM ST	4
F	536	211 DURHAM ST	4
F	537	212 DURHAM ST	4
F	538	213 DURHAM ST	4
F	539	216 DURHAM ST	4
F	540	219 DURHAM ST	4
F	541	220 DURHAM ST	4
F	542	223 DURHAM ST	4
F	543	224 DURHAM ST	4
F	544	227 DURHAM ST	4
F	545	228 DURHAM ST	6
F	546	231 DURHAM ST	4
F	547	235 DURHAM ST	4
F	548	239 DURHAM ST	6
F	549	301 DURHAM ST	6
F	550	302 DURHAM ST	6
F	551	303 DURHAM ST	6
F	552	306 DURHAM ST	6
F	553	307 DURHAM ST	6
F	554	308 DURHAM ST	6
F	555	309 DURHAM ST	6

Map	ID	ADDRESS	ALLOWABLE UNIT
F	556	310 DURHAM ST	6
F	557	311 DURHAM ST	6
F	558	313 DURHAM ST	6
F	559	314 DURHAM ST	6
F	560	315 DURHAM ST	6
F	561	316 DURHAM ST	6
F	838	212 EIGHTH AVE	4
F	839	214 EIGHTH AVE	4
F	840	218 EIGHTH AVE	4
F	841	222 EIGHTH AVE	4
F	842	224 EIGHTH AVE	4
F	843	226 EIGHTH AVE	4
F	844	230 EIGHTH AVE	4
F	845	234 EIGHTH AVE	6
F	846	256 EIGHTH AVE	6
F	847	302 EIGHTH AVE	6
F	848	304 EIGHTH AVE	6
F	849	306 EIGHTH AVE	6
F	850	308 EIGHTH AVE	6
F	851	310 EIGHTH AVE	6
F	852	312 EIGHTH AVE	6
F	853	402 EIGHTH AVE	6
F	854	406 EIGHTH AVE	6
F	855	408 EIGHTH AVE	6
F	856	412 EIGHTH AVE	6
F	1087	705 FIFTH ST	6
F	1088	709 FIFTH ST	6
F	1089	713 FIFTH ST	6
F	1090	717 FIFTH ST	6
F	1091	721 FIFTH ST	6
F	1092	723 FIFTH ST	6
F	1093	725 FIFTH ST	6
F	1094	729 FIFTH ST	6
F	1095	731 FIFTH ST	6
F	1096	733 FIFTH ST	6
F	1097	739 FIFTH ST	6
F	1128	706 FIRST ST	4
F	1129	826 FIRST ST	4
F	1130	830 FIRST ST	4
F	1131	834 FIRST ST	4
F	1132	902 FIRST ST	4
F	1133	904 FIRST ST	4
F	1134	906 FIRST ST	4
F	1135	909 FIRST ST	4
F	1136	911 FIRST ST	4
F	1137	921 FIRST ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
F	1138	925 FIRST ST	4
F	1139	929 FIRST ST	4
F	1140	933 FIRST ST	4
F	1141	937 FIRST ST	4
F	1304	705 FOURTH ST	6
F	1305	707 FOURTH ST	6
F	1306	710 FOURTH ST	6
F	1307	711 FOURTH ST	6
F	1308	712 FOURTH ST	6
F	1309	714 FOURTH ST	6
F	1310	715 FOURTH ST	6
F	1311	718 FOURTH ST	6
F	1312	720 FOURTH ST	6
F	1313	723 FOURTH ST	6
F	1314	724 FOURTH ST	6
F	1315	726 FOURTH ST	6
F	1316	727 FOURTH ST	6
F	1317	728 FOURTH ST	6
F	1318	730 FOURTH ST	6
F	1319	731 FOURTH ST	6
F	1320	732 FOURTH ST	6
F	1321	735 FOURTH ST	6
F	1322	737 FOURTH ST	6
F	1323	821 FOURTH ST	6
F	1324	823 FOURTH ST	6
F	1325	827 FOURTH ST	6
F	1326	833 FOURTH ST	6
F	1327	837 FOURTH ST	6
F	1328	841 FOURTH ST	6
F	1329	905 FOURTH ST	6
F	1330	921 FOURTH ST	6
F	1331	923 FOURTH ST	6
F	1418	72 GLOVER AVE	4
F	1419	75 GLOVER AVE	4
F	1420	76 GLOVER AVE	4
F	1421	79 GLOVER AVE, 81 GLOVER AVE	4
F	1422	82 GLOVER AVE	4
F	1423	83 GLOVER AVE	4
F	1424	86 GLOVER AVE	4
F	1425	87 GLOVER AVE, 89 GLOVER AVE	4
F	1426	91 GLOVER AVE	4
F	1427	92 GLOVER AVE	4
F	1428	95 GLOVER AVE	4
F	1429	96 GLOVER AVE	4
F	1430	104 GLOVER AVE	4
F	1431	108 GLOVER AVE	4

Map	ID	ADDRESS	ALLOWABLE UNIT
F	1432	110 GLOVER AVE	4
F	1433	114 GLOVER AVE	4
F	1434	116 GLOVER AVE	4
F	1435	120 GLOVER AVE	4
F	1436	124 GLOVER AVE	4
F	1940	206 NINTH AVE	4
F	1941	207 NINTH AVE	4
F	1942	209 NINTH AVE	4
F	1943	210 NINTH AVE	4
F	1944	211 NINTH AVE	4
F	1945	212 NINTH AVE	4
F	1946	213 NINTH AVE	4
F	1947	214 NINTH AVE	4
F	1948	215 NINTH AVE	4
F	1949	217 NINTH AVE	4
F	1950	218 NINTH AVE	4
F	1951	219 NINTH AVE	4
F	1952	220 NINTH AVE	4
F	1953	221 NINTH AVE	4
F	1954	223 NINTH AVE	4
F	1955	224 NINTH AVE	4
F	1956	228 NINTH AVE	4
F	1957	230 NINTH AVE	4
F	1958	301 NINTH AVE	4
F	1959	302 NINTH AVE	4
F	1960	305 NINTH AVE	6
F	1961	306 NINTH AVE	4
F	1962	309 NINTH AVE	6
F	1963	310 NINTH AVE	6
F	1964	312 NINTH AVE	6
F	1965	314 NINTH AVE	6
F	1966	315 NINTH AVE	6
F	1967	317 NINTH AVE	6
F	1968	318 NINTH AVE	6
F	1969	320 NINTH AVE	6
F	1970	321 NINTH AVE	6
F	1971	323 NINTH AVE	6
F	1972	324 NINTH AVE	6
F	1973	325 NINTH AVE	6
F	1974	327 NINTH AVE	6
F	1975	330 NINTH AVE	6
F	2026	201 OSBORNE AVE	4
F	2027	205 OSBORNE AVE	4
F	2028	207 OSBORNE AVE	4
F	2029	211 OSBORNE AVE	4
F	2030	213 OSBORNE AVE	4

Map	ID	ADDRESS	ALLOWABLE UNIT
F	2031	217 OSBORNE AVE	4
F	2032	221 OSBORNE AVE	4
F	2033	223 OSBORNE AVE	4
F	2034	225 OSBORNE AVE	4
F	2035	229 OSBORNE AVE	4
F	2036	233 OSBORNE AVE	4
F	2037	235 OSBORNE AVE	4
F	2038	239 OSBORNE AVE	4
F	2039	241 OSBORNE AVE	6
F	2040	245 OSBORNE AVE	6
F	2041	247 OSBORNE AVE	6
F	2042	251 OSBORNE AVE	6
F	2043	253 OSBORNE AVE	6
F	2044	257 OSBORNE AVE	6
F	2045	263 OSBORNE AVE	6
F	2046	105 OVENS AVE	4
F	2047	107 OVENS AVE	4
F	2048	109 OVENS AVE	4
F	2049	113 OVENS AVE	4
F	2050	115 OVENS AVE	4
F	2051	119 OVENS AVE	4
F	2052	121 OVENS AVE	4
F	2057	746 PARK CRES	4
F	2058	748 PARK CRES	4
F	2207	202 SANDRINGHAM AVE	4
F	2208	203 SANDRINGHAM AVE	4
F	2209	205 SANDRINGHAM AVE	4
F	2210	206 SANDRINGHAM AVE	4
F	2211	209 SANDRINGHAM AVE	4
F	2212	210 SANDRINGHAM AVE	4
F	2213	211 SANDRINGHAM AVE	4
F	2214	212 SANDRINGHAM AVE	4
F	2215	215 SANDRINGHAM AVE	4
F	2216	216 SANDRINGHAM AVE	4
F	2217	217 SANDRINGHAM AVE	4
F	2218	218 SANDRINGHAM AVE	4
F	2219	221 SANDRINGHAM AVE	4
F	2220	222 SANDRINGHAM AVE	4
F	2221	223 SANDRINGHAM AVE	4
F	2222	224 SANDRINGHAM AVE	4
F	2223	227 SANDRINGHAM AVE	4
F	2224	228 SANDRINGHAM AVE	4
F	2225	229 SANDRINGHAM AVE	4
F	2226	230 SANDRINGHAM AVE	4
F	2227	233 SANDRINGHAM AVE	4
F	2228	234 SANDRINGHAM AVE	4

Map	ID	ADDRESS	ALLOWABLE UNIT
F	2229	236 SANDRINGHAM AVE	4
F	2230	237 SANDRINGHAM AVE	4
F	2231	239 SANDRINGHAM AVE	4
F	2232	240 SANDRINGHAM AVE	4
F	2233	242 SANDRINGHAM AVE	4
F	2234	243 SANDRINGHAM AVE	4
F	2235	245 SANDRINGHAM AVE	6
F	2236	246 SANDRINGHAM AVE	6
F	2237	248 SANDRINGHAM AVE	6
F	2238	249 SANDRINGHAM AVE	6
F	2239	251 SANDRINGHAM AVE	6
F	2240	252 SANDRINGHAM AVE	6
F	2241	253 SANDRINGHAM AVE	6
F	2242	254 SANDRINGHAM AVE	6
F	2243	255 SANDRINGHAM AVE	6
F	2244	258 SANDRINGHAM AVE	6
F	2340	701 SECOND ST	4
F	2341	702 SECOND ST	4
F	2342	706 SECOND ST	4
F	2343	708 SECOND ST	4
F	2344	711 SECOND ST	4
F	2345	712 SECOND ST	4
F	2346	715 SECOND ST	4
F	2347	716 SECOND ST	4
F	2348	717 SECOND ST	4
F	2349	720 SECOND ST	4
F	2350	722 SECOND ST	4
F	2351	724 SECOND ST	4
F	2352	726 SECOND ST	4
F	2353	728 SECOND ST	4
F	2354	730 SECOND ST	4
F	2355	738 SECOND ST	4
F	2356	821 SECOND ST	4
F	2357	825 SECOND ST	4
F	2358	827 SECOND ST	4
F	2359	831 SECOND ST	4
F	2360	836 SECOND ST	4
F	2361	837 SECOND ST	4
F	2362	901 SECOND ST	4
F	2363	902 SECOND ST	4
F	2364	907 SECOND ST	4
F	2365	101 SEVENTH AVE	4
F	2367	107 SEVENTH AVE	4
F	2369	111 SEVENTH AVE	4
F	2371	115 SEVENTH AVE	4
F	2373	117 SEVENTH AVE	4

Map	ID	ADDRESS	ALLOWABLE UNIT
F	2374	119 SEVENTH AVE	4
F	2376	121 SEVENTH AVE	4
F	2377	123 SEVENTH AVE	4
F	2379	127 SEVENTH AVE	4
F	2383	207 SEVENTH AVE	4
F	2385	209 SEVENTH AVE	4
F	2386	211 SEVENTH AVE	4
F	2388	213 SEVENTH AVE	4
F	2390	217 SEVENTH AVE	4
F	2392	221 SEVENTH AVE	4
F	2395	225 SEVENTH AVE	4
F	2397	227 SEVENTH AVE	4
F	2399	231 SEVENTH AVE	4
F	2404	301 SEVENTH AVE	6
F	2406	303 SEVENTH AVE	6
F	2409	307 SEVENTH AVE	6
F	2410	309 SEVENTH AVE	6
F	2412	311 SEVENTH AVE	6
F	2414	315 SEVENTH AVE	6
F	2415	317 SEVENTH AVE	6
F	2416	321 SEVENTH AVE	6
F	2419	403 SEVENTH AVE	6
F	2422	407 SEVENTH AVE	6
F	2423	409 SEVENTH AVE	6
F	2425	411 SEVENTH AVE	6
F	2427	413 SEVENTH AVE	6
F	2528	107 SINCLAIR AVE	4
F	2529	109 SINCLAIR AVE	4
F	2530	113 SINCLAIR AVE	4
F	2531	115 SINCLAIR AVE	4
F	2532	118 SINCLAIR AVE	4
F	2533	119 SINCLAIR AVE	4
F	2534	120 SINCLAIR AVE	4
F	2535	121 SINCLAIR AVE	4
F	2536	126 SINCLAIR AVE	4
F	2537	130 SINCLAIR AVE	4
F	2538	133 SINCLAIR AVE	4
F	2728	32 TENTH AVE	4
F	2729	38 TENTH AVE	4
F	2730	42 TENTH AVE	4
F	2731	46 TENTH AVE	4
F	2732	50 TENTH AVE	4
F	2733	52 TENTH AVE	4
F	2734	54 TENTH AVE	4
G	974	109 FIFTH AVE	4
G	976	111 FIFTH AVE	4

Map	ID	ADDRESS	ALLOWABLE UNIT
G	978	113 FIFTH AVE	4
G	979	115 FIFTH AVE	4
G	981	117 FIFTH AVE	4
G	983	119 FIFTH AVE	4
G	986	209 FIFTH AVE	4
G	988	213 FIFTH AVE	4
G	990	215 FIFTH AVE	4
G	992	217 FIFTH AVE	4
G	993	219 FIFTH AVE	4
G	995	221 FIFTH AVE	4
G	997	223 FIFTH AVE	4
G	999	225 FIFTH AVE	4
G	1002	235 FIFTH AVE	4
G	1004	237 FIFTH AVE	4
G	1005	301 FIFTH AVE	6
G	1006	305 FIFTH AVE	6
G	1008	309 FIFTH AVE	6
G	1010	313 FIFTH AVE	6
G	1012	317 FIFTH AVE	6
G	1013	321 FIFTH AVE	6
G	1015	405 FIFTH AVE	6
G	1017	413 FIFTH AVE	6
G	1068	501 FIFTH ST	6
G	1069	505 FIFTH ST	6
G	1070	515 FIFTH ST	6
G	1071	519 FIFTH ST	6
G	1072	521 FIFTH ST	6
G	1073	523 FIFTH ST	6
G	1074	525 FIFTH ST	6
G	1075	527 FIFTH ST	6
G	1076	531 FIFTH ST	6
G	1077	533 FIFTH ST	6
G	1078	535 FIFTH ST	6
G	1079	611 FIFTH ST	6
G	1080	613 FIFTH ST	6
G	1081	615 FIFTH ST	6
G	1082	617 FIFTH ST	6
G	1083	619 FIFTH ST	6
G	1084	621 FIFTH ST	6
G	1085	623 FIFTH ST	6
G	1086	635 FIFTH ST	6
G	1118	502 FIRST ST	4
G	1119	504 FIRST ST	4
G	1120	506 FIRST ST	4
G	1121	508 FIRST ST	4
G	1122	510 FIRST ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
G	1123	514 FIRST ST	4
G	1124	518 FIRST ST	4
G	1125	524 FIRST ST	4
G	1126	684 FIRST ST	4
G	1127	696 FIRST ST	4
G	1282	504 FOURTH ST	6
G	1283	505 FOURTH ST	6
G	1284	509 FOURTH ST	6
G	1285	510 FOURTH ST	6
G	1286	512 FOURTH ST	6
G	1287	514 FOURTH ST	6
G	1288	515 FOURTH ST	6
G	1289	516 FOURTH ST	6
G	1290	518 FOURTH ST	6
G	1291	520 FOURTH ST	6
G	1292	526 FOURTH ST	6
G	1293	528 FOURTH ST	6
G	1294	609 FOURTH ST	6
G	1295	610 FOURTH ST	6
G	1296	613 FOURTH ST	6
G	1297	614 FOURTH ST	6
G	1298	616 FOURTH ST	6
G	1299	618 FOURTH ST	6
G	1300	621 FOURTH ST	6
G	1301	623 FOURTH ST	6
G	1302	624 FOURTH ST	6
G	1303	626 FOURTH ST	6
G	2076	101 PRINCESS ST	4
G	2077	105 PRINCESS ST	4
G	2078	107 PRINCESS ST	4
G	2079	111 PRINCESS ST	4
G	2080	121 PRINCESS ST	4
G	2081	125 PRINCESS ST	4
G	2082	127 PRINCESS ST	4
G	2083	129 PRINCESS ST	4
G	2084	131 PRINCESS ST	4
G	2085	210 PRINCESS ST	4
G	2086	212 PRINCESS ST	4
G	2087	214 PRINCESS ST	4
G	2088	215 PRINCESS ST	4
G	2089	216 PRINCESS ST	4
G	2090	217 PRINCESS ST	4
G	2091	219 PRINCESS ST	4
G	2092	221 PRINCESS ST	4
G	2093	222 PRINCESS ST	4
G	2094	224 PRINCESS ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
G	2095	REAR-224 PRINCESS ST	4
G	2096	225 PRINCESS ST	4
G	2097	228 PRINCESS ST	4
G	2098	229 PRINCESS ST	4
G	2099	230 PRINCESS ST	4
G	2100	231 PRINCESS ST	4
G	2101	REAR-231 PRINCESS ST	4
G	2102	233 PRINCESS ST	4
G	2103	234 PRINCESS ST	4
G	2104	235 PRINCESS ST	4
G	2105	237 PRINCESS ST	4
G	2106	238 PRINCESS ST	4
G	2107	241 PRINCESS ST	4
G	2108	300 PRINCESS ST	4
G	2109	301 PRINCESS ST	6
G	2110	302 PRINCESS ST	6
G	2111	303 PRINCESS ST	6
G	2112	304 PRINCESS ST	6
G	2113	306 PRINCESS ST	6
G	2114	307 PRINCESS ST	6
G	2115	308 PRINCESS ST	6
G	2116	310 PRINCESS ST	6
G	2117	311 PRINCESS ST	6
G	2118	312 PRINCESS ST	6
G	2119	315 PRINCESS ST	6
G	2120	317 PRINCESS ST	6
G	2121	319 PRINCESS ST	6
G	2122	109 REGINA ST	4
G	2123	111 REGINA ST	4
G	2124	112 REGINA ST	4
G	2125	113 REGINA ST	4
G	2126	114 REGINA ST	4
G	2127	116 REGINA ST	4
G	2128	117 REGINA ST	4
G	2129	118 REGINA ST	4
G	2130	119 REGINA ST	4
G	2131	120 REGINA ST	4
G	2132	123 REGINA ST	4
G	2133	124 REGINA ST	4
G	2134	208 REGINA ST	4
G	2135	210 REGINA ST	4
G	2136	211 REGINA ST	4
G	2137	214 REGINA ST	4
G	2138	215 REGINA ST	4
G	2139	216 REGINA ST	4
G	2140	218 REGINA ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
G	2141	219 REGINA ST	4
G	2142	222 REGINA ST	4
G	2143	223 REGINA ST	4
G	2144	224 REGINA ST	4
G	2145	225 REGINA ST	4
G	2146	226 REGINA ST	4
G	2147	227 REGINA ST	4
G	2148	229 REGINA ST	4
G	2149	305 REGINA ST	6
G	2150	308 REGINA ST	6
G	2151	309 REGINA ST	6
G	2152	310 REGINA ST	6
G	2153	311 REGINA ST	6
G	2154	313 REGINA ST	6
G	2155	314 REGINA ST	6
G	2156	316 REGINA ST	6
G	2157	317 REGINA ST	6
G	2158	319 REGINA ST	6
G	2159	323 REGINA ST	6
G	2308	502 SECOND ST	4
G	2309	503 SECOND ST	4
G	2310	505 SECOND ST	4
G	2311	506 SECOND ST	4
G	2312	509 SECOND ST	4
G	2313	510 SECOND ST	4
G	2314	513 SECOND ST	4
G	2315	514 SECOND ST	4
G	2316	517 SECOND ST	4
G	2317	518 SECOND ST	4
G	2318	519 SECOND ST	4
G	2319	521 SECOND ST	4
G	2320	522 SECOND ST	4
G	2321	523 SECOND ST	4
G	2322	524 SECOND ST	4
G	2323	525 SECOND ST	4
G	2324	526 SECOND ST	4
G	2325	530 SECOND ST	4
G	2326	602 SECOND ST	6
G	2327	606 SECOND ST	6
G	2328	610 SECOND ST	6
G	2329	612 SECOND ST	6
G	2330	614 SECOND ST	6
G	2331	616 SECOND ST	4
G	2332	619 SECOND ST	4
G	2333	620 SECOND ST	4
G	2334	621 SECOND ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
G	2335	625 SECOND ST	4
G	2336	626 SECOND ST	4
G	2337	628 SECOND ST	4
G	2338	631 SECOND ST	4
G	2339	632 SECOND ST	4
G	2366	106 SEVENTH AVE	4
G	2368	108 SEVENTH AVE	4
G	2370	112 SEVENTH AVE	4
G	2372	116 SEVENTH AVE	4
G	2375	120 SEVENTH AVE	4
G	2378	124 SEVENTH AVE	4
G	2380	128 SEVENTH AVE	4
G	2381	132 SEVENTH AVE	4
G	2382	202 SEVENTH AVE	4
G	2384	208 SEVENTH AVE	4
G	2387	212 SEVENTH AVE	4
G	2389	216 SEVENTH AVE	4
G	2391	220 SEVENTH AVE	4
G	2393	222 SEVENTH AVE	4
G	2394	224 SEVENTH AVE	4
G	2396	226 SEVENTH AVE	4
G	2398	228 SEVENTH AVE	4
G	2400	232 SEVENTH AVE	4
G	2401	234 SEVENTH AVE	4
G	2402	236 SEVENTH AVE	4
G	2403	238 SEVENTH AVE	4
G	2405	302 SEVENTH AVE	4
G	2407	304 SEVENTH AVE	6
G	2408	306 SEVENTH AVE	6
G	2411	310 SEVENTH AVE	6
G	2413	314 SEVENTH AVE	6
G	2417	378 SEVENTH AVE	6
G	2418	390 SEVENTH AVE	6
G	2420	404 SEVENTH AVE	6
G	2421	406 SEVENTH AVE	6
G	2424	410 SEVENTH AVE	6
G	2426	412 SEVENTH AVE	6
G	2428	414 SEVENTH AVE	6
G	2556	102 SIXTH AVE	4
G	2557	108 SIXTH AVE	4
G	2558	110 SIXTH AVE	4
G	2559	118 SIXTH AVE	4
G	2560	120 SIXTH AVE	4
G	2561	122 SIXTH AVE	4
G	2562	124 SIXTH AVE	4
G	2563	202 SIXTH AVE	4

Map	ID	ADDRESS	ALLOWABLE UNIT
G	2564	205 SIXTH AVE	6
G	2565	207 SIXTH AVE	6
G	2566	210 SIXTH AVE	4
G	2567	211 SIXTH AVE	4
G	2568	213 SIXTH AVE	4
G	2569	214 SIXTH AVE	4
G	2570	215 SIXTH AVE	4
G	2571	216 SIXTH AVE	4
G	2572	220 SIXTH AVE	4
G	2573	221 SIXTH AVE	4
G	2574	223 SIXTH AVE	4
G	2575	224 SIXTH AVE	4
G	2576	225 SIXTH AVE	4
G	2577	226 SIXTH AVE	4
G	2578	227 SIXTH AVE	4
G	2579	228 SIXTH AVE	4
G	2580	229 SIXTH AVE	4
G	2581	233 SIXTH AVE	4
G	2582	234 SIXTH AVE	4
G	2583	235 SIXTH AVE	4
G	2584	236 SIXTH AVE	4
G	2585	239 SIXTH AVE	6
G	2586	301 SIXTH AVE	6
G	2587	305 SIXTH AVE	6
G	2588	306 SIXTH AVE	6
G	2589	309 SIXTH AVE	6
G	2590	310 SIXTH AVE	6
G	2591	311 SIXTH AVE	6
G	2592	315 SIXTH AVE	6
G	2593	316 SIXTH AVE	6
G	2594	318 SIXTH AVE	6
G	2595	319 SIXTH AVE	6
G	2596	321 SIXTH AVE	6
G	2597	322 SIXTH AVE	6
G	2598	401 SIXTH AVE	6
G	2599	402 SIXTH AVE	6
G	2600	403 SIXTH AVE	6
G	2601	407 SIXTH AVE	6
G	2602	408 SIXTH AVE	6
G	2603	415 SIXTH AVE	6
G	2604	417 SIXTH AVE	6
G	2898	508 THIRD ST	6
G	2899	509 THIRD ST	4
G	2900	510 THIRD ST	6
G	2901	512 THIRD ST	6
G	2902	517 THIRD ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
G	2903	520 THIRD ST	6
G	2904	521 THIRD ST	4
G	2905	530 THIRD ST	6
H	53	316 ARBUTUS ST	4
H	54	318 ARBUTUS ST	4
H	55	320 ARBUTUS ST	4
H	56	321 ARBUTUS ST	4
H	57	323 ARBUTUS ST	4
H	58	324 ARBUTUS ST	4
H	59	325 ARBUTUS ST	4
H	60	326 ARBUTUS ST	4
H	61	327 ARBUTUS ST	4
H	62	329 ARBUTUS ST	4
H	63	330 ARBUTUS ST	4
H	64	331 ARBUTUS ST	4
H	65	333 ARBUTUS ST	4
H	66	334 ARBUTUS ST	4
H	67	315 ASH ST	6
H	68	319 ASH ST	6
H	69	321 ASH ST	6
H	70	323 ASH ST	6
H	71	413 ASH ST	6
H	72	417 ASH ST	6
H	73	421 ASH ST	6
H	76	503 BLACKFORD ST	6
H	77	507 BLACKFORD ST	6
H	320	101 COLLEGE CRT	4
H	321	103 COLLEGE CRT	4
H	322	105 COLLEGE CRT	4
H	323	107 COLLEGE CRT	4
H	958	206 ELGIN ST	4
H	968	EMORY ST	4
H	969	119 EMORY ST	4
H	970	125 EMORY ST	4
H	973	106 FIFTH AVE	4
H	975	110 FIFTH AVE	4
H	977	112 FIFTH AVE	4
H	980	116 FIFTH AVE	4
H	982	118 FIFTH AVE	4
H	984	122 FIFTH AVE	4
H	985	208 FIFTH AVE	4
H	987	212 FIFTH AVE	4
H	989	214 FIFTH AVE	4
H	991	216 FIFTH AVE	4
H	994	220 FIFTH AVE	4
H	996	222 FIFTH AVE	4

Map	ID	ADDRESS	ALLOWABLE UNIT
H	998	224 FIFTH AVE	4
H	1000	228 FIFTH AVE	4
H	1001	232 FIFTH AVE	4
H	1003	236 FIFTH AVE	4
H	1007	306 FIFTH AVE	6
H	1009	310 FIFTH AVE	6
H	1011	314 FIFTH AVE	6
H	1014	402 FIFTH AVE	6
H	1016	406 FIFTH AVE	6
H	1018	506 FIFTH AVE	6
H	1039	312 FIFTH ST	6
H	1040	313 FIFTH ST	6
H	1041	315 FIFTH ST	6
H	1042	317 FIFTH ST	6
H	1043	318 FIFTH ST	6
H	1044	321 FIFTH ST	6
H	1045	323 FIFTH ST	6
H	1046	327 FIFTH ST	6
H	1047	331 FIFTH ST	6
H	1048	332 FIFTH ST	6
H	1049	333 FIFTH ST	6
H	1050	336 FIFTH ST	6
H	1051	340 FIFTH ST	6
H	1052	401 FIFTH ST	6
H	1053	408 FIFTH ST	6
H	1054	410 FIFTH ST	6
H	1055	411 FIFTH ST	6
H	1056	412 FIFTH ST	6
H	1057	416 FIFTH ST	6
H	1058	417 FIFTH ST	6
H	1059	418 FIFTH ST	6
H	1060	422 FIFTH ST	6
H	1061	426 FIFTH ST	6
H	1062	427 FIFTH ST	6
H	1063	428 FIFTH ST	6
H	1064	431 FIFTH ST	6
H	1065	435 FIFTH ST	6
H	1066	441 FIFTH ST	6
H	1067	443 FIFTH ST	6
H	1098	232 FIRST ST	4
H	1099	238 FIRST ST	4
H	1100	314 FIRST ST	4
H	1101	316 FIRST ST	4
H	1102	318 FIRST ST	4
H	1103	322 FIRST ST	4
H	1104	324 FIRST ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
H	1105	328 FIRST ST	4
H	1106	332 FIRST ST	4
H	1107	334 FIRST ST	4
H	1108	338 FIRST ST	4
H	1109	340 FIRST ST	4
H	1110	402 FIRST ST	4
H	1111	406 FIRST ST	4
H	1112	408 FIRST ST	4
H	1113	414 FIRST ST	4
H	1114	418 FIRST ST	4
H	1115	426 FIRST ST	4
H	1116	430 FIRST ST	4
H	1117	436 FIRST ST	4
H	1191	109 FOURTH AVE	4
H	1192	110 FOURTH AVE	4
H	1193	112 FOURTH AVE	4
H	1194	113 FOURTH AVE	4
H	1195	115 FOURTH AVE	4
H	1196	117 FOURTH AVE	4
H	1197	119 FOURTH AVE	4
H	1198	120 FOURTH AVE	4
H	1199	125 FOURTH AVE	4
H	1200	126 FOURTH AVE	4
H	1201	127 FOURTH AVE	4
H	1202	128 FOURTH AVE	4
H	1203	205 FOURTH AVE	4
H	1204	207 FOURTH AVE	4
H	1205	208 FOURTH AVE	4
H	1206	209 FOURTH AVE	4
H	1207	212 FOURTH AVE	4
H	1208	213 FOURTH AVE	4
H	1209	214 FOURTH AVE	4
H	1210	217 FOURTH AVE	4
H	1211	218 FOURTH AVE	4
H	1212	222 FOURTH AVE	4
H	1213	223 FOURTH AVE	4
H	1214	224 FOURTH AVE	4
H	1215	225 FOURTH AVE	4
H	1216	226 FOURTH AVE	4
H	1217	228 FOURTH AVE	4
H	1218	229 FOURTH AVE	4
H	1219	230 FOURTH AVE	4
H	1220	232 FOURTH AVE	4
H	1221	233 FOURTH AVE	4
H	1222	234 FOURTH AVE	4
H	1223	236 FOURTH AVE	4

Map	ID	ADDRESS	ALLOWABLE UNIT
H	1224	301 FOURTH AVE	6
H	1225	307 FOURTH AVE	6
H	1226	309 FOURTH AVE	6
H	1227	315 FOURTH AVE	6
H	1228	316 FOURTH AVE	6
H	1229	317 FOURTH AVE	6
H	1230	321 FOURTH AVE	6
H	1231	403 FOURTH AVE	6
H	1232	405 FOURTH AVE	6
H	1233	411 FOURTH AVE	6
H	1234	500 FOURTH AVE	6
H	1235	610 FOURTH AVE	6
H	1236	612 FOURTH AVE	6
H	1237	614 FOURTH AVE	6
H	1248	316 FOURTH ST	6
H	1249	317 FOURTH ST	6
H	1250	318 FOURTH ST	6
H	1251	319 FOURTH ST	6
H	1252	320 FOURTH ST	6
H	1253	323 FOURTH ST	6
H	1254	324 FOURTH ST	6
H	1255	325 FOURTH ST	6
H	1256	326 FOURTH ST	6
H	1257	327 FOURTH ST	6
H	1258	328 FOURTH ST	6
H	1259	330 FOURTH ST	6
H	1260	331 FOURTH ST	6
H	1261	332 FOURTH ST	6
H	1262	334 FOURTH ST	6
H	1263	335 FOURTH ST	6
H	1264	337 FOURTH ST	6
H	1265	410 FOURTH ST	6
H	1266	411 FOURTH ST	6
H	1267	412 FOURTH ST	6
H	1268	413 FOURTH ST	6
H	1269	414 FOURTH ST	6
H	1270	416 FOURTH ST	6
H	1271	417 FOURTH ST	6
H	1272	418 FOURTH ST	6
H	1273	419 FOURTH ST	6
H	1274	423 FOURTH ST	6
H	1275	424 FOURTH ST	6
H	1276	427 FOURTH ST	6
H	1277	428 FOURTH ST	6
H	1278	430 FOURTH ST	6
H	1279	431 FOURTH ST	6

Map	ID	ADDRESS	ALLOWABLE UNIT
H	1280	438 FOURTH ST	6
H	1281	439 FOURTH ST	6
H	1999	409 OAK ST	6
H	2000	413 OAK ST	6
H	2001	416 OAK ST	6
H	2002	417 OAK ST	6
H	2003	419 OAK ST	6
H	2004	421 OAK ST	6
H	2005	423 OAK ST	6
H	2006	425 OAK ST	6
H	2007	427 OAK ST	6
H	2008	428 OAK ST	6
H	2009	429 OAK ST	6
H	2010	438 OAK ST	6
H	2011	108 OAKLAND ST	4
H	2012	109 OAKLAND ST	4
H	2013	113 OAKLAND ST	4
H	2014	121 OAKLAND ST	4
H	2015	123 OAKLAND ST	4
H	2016	128 OAKLAND ST	4
H	2017	132 OAKLAND ST	4
H	2019	321 OLIVER ST	4
H	2020	322 OLIVER ST	4
H	2021	324 OLIVER ST	4
H	2022	325 OLIVER ST	4
H	2023	328 OLIVER ST	4
H	2024	329 OLIVER ST	4
H	2025	334 OLIVER ST	4
H	2059	311 PINE ST	6
H	2060	315 PINE ST	6
H	2061	316 PINE ST	6
H	2062	317 PINE ST	6
H	2063	318 PINE ST	6
H	2064	321 PINE ST	6
H	2065	322 PINE ST	6
H	2066	325 PINE ST	6
H	2067	327 PINE ST	6
H	2068	328 PINE ST	6
H	2069	329 PINE ST	6
H	2070	330 PINE ST	6
H	2071	331 PINE ST	6
H	2072	333 PINE ST	6
H	2073	334 PINE ST	6
H	2074	335 PINE ST	6
H	2075	703 PRESCOTT ST	6
H	2271	235 SECOND ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
H	2272	239 SECOND ST	4
H	2273	305 SECOND ST	4
H	2274	310 SECOND ST	4
H	2275	314 SECOND ST	4
H	2276	315 SECOND ST	4
H	2277	316 SECOND ST	4
H	2278	317 SECOND ST	4
H	2279	319 SECOND ST	4
H	2280	320 SECOND ST	4
H	2281	321 SECOND ST	4
H	2282	322 SECOND ST	4
H	2283	325 SECOND ST	4
H	2284	326 SECOND ST	4
H	2285	328 SECOND ST	4
H	2286	329 SECOND ST	4
H	2287	332 SECOND ST	4
H	2288	333 SECOND ST	4
H	2289	336 SECOND ST	4
H	2290	337 SECOND ST	4
H	2291	340 SECOND ST	4
H	2292	401 SECOND ST	4
H	2293	404 SECOND ST	4
H	2294	405 SECOND ST	4
H	2295	408 SECOND ST	4
H	2296	411 SECOND ST	4
H	2297	412 SECOND ST	4
H	2298	415 SECOND ST	4
H	2299	416 SECOND ST	4
H	2300	422 SECOND ST	4
H	2301	425 SECOND ST	4
H	2302	426 SECOND ST	4
H	2303	429 SECOND ST	4
H	2304	436 SECOND ST	4
H	2305	437 SECOND ST	4
H	2306	441 SECOND ST	4
H	2307	442 SECOND ST	4
H	2503	314 SEVENTH ST	6
H	2504	316 SEVENTH ST	6
H	2505	426 SEVENTH ST	6
H	2506	430 SEVENTH ST	6
H	2667	109 ST. PATRICK ST	4
H	2668	110 ST. PATRICK ST	4
H	2669	112 ST. PATRICK ST	4
H	2670	113 ST. PATRICK ST	4
H	2671	115 ST. PATRICK ST	4
H	2672	116 ST. PATRICK ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
H	2673	118 ST. PATRICK ST	4
H	2674	119 ST. PATRICK ST	4
H	2675	121 ST. PATRICK ST	4
H	2676	206 ST. PATRICK ST	4
H	2677	207 ST. PATRICK ST	4
H	2678	210 ST. PATRICK ST	4
H	2679	211 ST. PATRICK ST	4
H	2680	212 ST. PATRICK ST	4
H	2681	213 ST. PATRICK ST	4
H	2682	214 ST. PATRICK ST	4
H	2683	216 ST. PATRICK ST	4
H	2684	217 ST. PATRICK ST	4
H	2685	218 ST. PATRICK ST	4
H	2686	220 ST. PATRICK ST	4
H	2687	221 ST. PATRICK ST	4
H	2688	226 ST. PATRICK ST	4
H	2689	227 ST. PATRICK ST	4
H	2690	228 ST. PATRICK ST	4
H	2839	103 THIRD AVE	4
H	2840	105 THIRD AVE	4
H	2841	106 THIRD AVE	4
H	2842	109 THIRD AVE	4
H	2843	110 THIRD AVE	4
H	2844	111 THIRD AVE	4
H	2845	115 THIRD AVE	4
H	2846	116 THIRD AVE	4
H	2847	117 THIRD AVE	4
H	2848	118 THIRD AVE	4
H	2849	121 THIRD AVE	4
H	2850	122 THIRD AVE	4
H	2851	125 THIRD AVE	4
H	2852	201 THIRD AVE	4
H	2853	207 THIRD AVE	4
H	2854	211 THIRD AVE	4
H	2855	215 THIRD AVE	4
H	2856	217 THIRD AVE	4
H	2863	THIRD ST	6
H	2864	311 THIRD ST	6
H	2865	312 THIRD ST	6
H	2866	314 THIRD ST	6
H	2867	315 THIRD ST	6
H	2868	316 THIRD ST	6
H	2869	318 THIRD ST	6
H	2870	319 THIRD ST	6
H	2871	320 THIRD ST	6
H	2872	322 THIRD ST	6

Map	ID	ADDRESS	ALLOWABLE UNIT
H	2873	323 THIRD ST	4
H	2874	324 THIRD ST	6
H	2875	325 THIRD ST	4
H	2876	326 THIRD ST	6
H	2877	327 THIRD ST	4
H	2878	328 THIRD ST	6
H	2879	330 THIRD ST	6
H	2880	333 THIRD ST	4
H	2881	403 THIRD ST	4
H	2882	409 THIRD ST	4
H	2883	410 THIRD ST	6
H	2884	411 THIRD ST	4
H	2885	412 THIRD ST	6
H	2886	415 THIRD ST	4
H	2887	416 THIRD ST	6
H	2888	418 THIRD ST	6
H	2889	422 THIRD ST	6
H	2890	424 THIRD ST	6
H	2891	428 THIRD ST	6
H	2892	431 THIRD ST	4
H	2893	432 THIRD ST	6
H	2894	433 THIRD ST	4
H	2895	435 THIRD ST	4
H	2896	436 THIRD ST	6
H	2897	439 THIRD ST	4
H	2955	703 WALMSLEY ST	6
H	2956	711 WALMSLEY ST	6
I	258	135 CHURCHILL AVE	4
I	259	138 CHURCHILL AVE	4
I	260	139 CHURCHILL AVE	4
I	341	21 COURTNEY CRES	4
I	342	25 COURTNEY CRES	4
I	343	26 COURTNEY CRES	4
I	344	27 COURTNEY CRES	4
I	345	30 COURTNEY CRES	4
I	346	31 COURTNEY CRES	4
I	347	34 COURTNEY CRES	4
I	348	35 COURTNEY CRES	4
I	349	38 COURTNEY CRES	4
I	350	39 COURTNEY CRES	4
I	351	42 COURTNEY CRES	4
I	352	43 COURTNEY CRES	4
I	353	46 COURTNEY CRES	4
I	354	47 COURTNEY CRES	4
I	355	50 COURTNEY CRES	4
I	356	51 COURTNEY CRES	4

Map	ID	ADDRESS	ALLOWABLE UNIT
I	357	54 COURTNEY CRES	4
I	358	55 COURTNEY CRES	4
I	359	58 COURTNEY CRES	4
I	360	59 COURTNEY CRES	4
I	361	62 COURTNEY CRES	4
I	362	63 COURTNEY CRES	4
I	363	66 COURTNEY CRES	4
I	364	67 COURTNEY CRES	4
I	365	70 COURTNEY CRES	4
I	366	74 COURTNEY CRES	4
I	367	76 COURTNEY CRES	4
I	368	78 COURTNEY CRES	4
I	369	80 COURTNEY CRES	4
I	370	82 COURTNEY CRES	4
I	371	84 COURTNEY CRES	4
I	372	86 COURTNEY CRES	4
I	373	88 COURTNEY CRES	4
I	374	90 COURTNEY CRES	4
I	375	92 COURTNEY CRES	4
I	376	94 COURTNEY CRES	4
I	377	96 COURTNEY CRES	4
I	409	805 CUMBERLAND ST	4
I	410	807 CUMBERLAND ST	4
I	411	811 CUMBERLAND ST	4
I	412	815 CUMBERLAND ST	4
I	413	816 CUMBERLAND ST	4
I	414	817 CUMBERLAND ST	4
I	415	821 CUMBERLAND ST	4
I	416	823 CUMBERLAND ST	4
I	417	827 CUMBERLAND ST	4
I	418	831 CUMBERLAND ST	4
I	419	833 CUMBERLAND ST	4
I	420	835 CUMBERLAND ST	4
I	421	901 CUMBERLAND ST	4
I	422	905 CUMBERLAND ST	4
I	423	909 CUMBERLAND ST	4
I	424	911 CUMBERLAND ST	4
I	425	929 CUMBERLAND ST	4
I	583	39 E EIGHTH AVE	4
I	584	41 E EIGHTH AVE	4
I	585	43 E EIGHTH AVE	4
I	586	45 E EIGHTH AVE	4
I	587	47 E EIGHTH AVE	4
I	588	49 E EIGHTH AVE	4
I	589	53 E EIGHTH AVE	4
I	590	57 E EIGHTH AVE	4

Map	ID	ADDRESS	ALLOWABLE UNIT
I	591	61 E EIGHTH AVE	4
I	592	65 E EIGHTH AVE	4
I	593	95 E EIGHTH AVE	4
I	594	107 E EIGHTH AVE	4
I	595	111 E EIGHTH AVE	4
I	596	117 E EIGHTH AVE	4
I	597	119 E EIGHTH AVE	4
I	598	123 E EIGHTH AVE	4
I	600	135 E EIGHTH AVE	4
I	602	137 E EIGHTH AVE	4
I	604	141 E EIGHTH AVE	4
I	605	143 E EIGHTH AVE	4
I	700	16 E TENTH AVE	4
I	701	20 E TENTH AVE	4
I	702	24 E TENTH AVE	4
I	703	28 E TENTH AVE	4
I	704	32 E TENTH AVE	4
I	705	36 E TENTH AVE	4
I	706	40 E TENTH AVE	4
I	707	48 E TENTH AVE	4
I	708	50 E TENTH AVE	4
I	709	52 E TENTH AVE	4
I	710	56 E TENTH AVE	4
I	711	60 E TENTH AVE	4
I	712	64 E TENTH AVE	4
I	713	68 E TENTH AVE	4
I	714	72 E TENTH AVE	4
I	715	108 E TENTH AVE	4
I	716	112 E TENTH AVE	4
I	717	116 E TENTH AVE	4
I	718	120 E TENTH AVE	4
I	719	124 E TENTH AVE	4
I	720	128 E TENTH AVE	4
I	721	132 E TENTH AVE	4
I	722	136 E TENTH AVE	4
I	723	140 E TENTH AVE	4
I	724	144 E TENTH AVE	4
I	725	146 E TENTH AVE	4
I	1572	808 JACKSON CRES	4
I	1573	812 JACKSON CRES	4
I	1574	815 JACKSON CRES	4
I	1575	816 JACKSON CRES	4
I	1576	820 JACKSON CRES	4
I	1577	821 JACKSON CRES	4
I	1578	822 JACKSON CRES	4
I	1579	826 JACKSON CRES	4

Map	ID	ADDRESS	ALLOWABLE UNIT
I	1580	827 JACKSON CRES	4
I	1581	830 JACKSON CRES	4
I	1582	831 JACKSON CRES	4
I	1583	832 JACKSON CRES	4
I	1584	835 JACKSON CRES	4
I	1585	836 JACKSON CRES	4
I	1586	901 JACKSON CRES	4
I	1587	902 JACKSON CRES	4
I	1588	908 JACKSON CRES	4
I	1589	909 JACKSON CRES	4
I	1590	911 JACKSON CRES	4
I	1591	912 JACKSON CRES	4
I	1592	916 JACKSON CRES	4
I	1805	812 MASSEY ST	4
I	1807	816 MASSEY ST	4
I	1809	818 MASSEY ST	4
I	1811	822 MASSEY ST	4
I	1813	824 MASSEY ST	4
I	1815	828 MASSEY ST	4
I	1816	830 MASSEY ST	4
I	1819	834 MASSEY ST	4
I	1821	906 MASSEY ST	4
I	1822	910 MASSEY ST	4
I	1823	914 MASSEY ST	4
I	1824	918 MASSEY ST	4
I	1825	920 MASSEY ST	4
I	1828	905 MCBRIDE BLVD	4
I	1847	35 MOTT CRES	4
I	1848	39 MOTT CRES	4
I	1849	43 MOTT CRES	4
I	1850	47 MOTT CRES	4
I	1851	51 MOTT CRES	4
I	1852	55 MOTT CRES	4
I	1853	59 MOTT CRES	4
I	1854	63 MOTT CRES	4
I	1855	67 MOTT CRES	4
I	1856	68 MOTT CRES	4
I	1857	69 MOTT CRES	4
I	1858	70 MOTT CRES	4
I	1859	71 MOTT CRES	4
I	1860	72 MOTT CRES	4
I	1861	73 MOTT CRES	4
I	1862	74 MOTT CRES	4
I	1863	75 MOTT CRES	4
I	1864	76 MOTT CRES	4
I	1865	77 MOTT CRES	4

Map	ID	ADDRESS	ALLOWABLE UNIT
I	1866	78 MOTT CRES	4
I	1867	79 MOTT CRES	4
I	1868	80 MOTT CRES	4
I	1869	81 MOTT CRES	4
I	1870	82 MOTT CRES	4
I	1871	83 MOTT CRES	4
I	1872	84 MOTT CRES	4
I	1873	85 MOTT CRES	4
I	1874	86 MOTT CRES	4
I	1875	87 MOTT CRES	4
I	1876	88 MOTT CRES	4
I	1877	89 MOTT CRES	4
I	1878	90 MOTT CRES	4
I	1879	91 MOTT CRES	4
I	1880	93 MOTT CRES	4
I	2191	103 RICKMAN PL	4
I	2192	104 RICKMAN PL	4
I	2193	105 RICKMAN PL	4
I	2194	109 RICKMAN PL	4
I	2195	111 RICKMAN PL	4
I	2196	115 RICKMAN PL	4
I	2197	119 RICKMAN PL	4
I	2198	120 RICKMAN PL	4
I	2199	121 RICKMAN PL	4
I	2200	124 RICKMAN PL	4
I	2201	125 RICKMAN PL	4
I	2202	129 RICKMAN PL	4
I	2203	131 RICKMAN PL	4
I	2204	134 RICKMAN PL	4
I	2205	135 RICKMAN PL	4
I	2206	137 RICKMAN PL	4
I	2245	807 SANGSTER PL	4
I	2246	809 SANGSTER PL	4
I	2247	817 SANGSTER PL	4
I	2248	819 SANGSTER PL	4
I	2249	823 SANGSTER PL	4
I	2983	804 YORK ST	4
I	2984	807 YORK ST	4
I	2985	811 YORK ST	4
I	2986	812 YORK ST	4
I	2987	815 YORK ST	4
I	2988	816 YORK ST	4
I	2989	817 YORK ST	4
I	2990	820 YORK ST	4
I	2991	821 YORK ST	4
I	2992	822 YORK ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
I	2993	823 YORK ST	4
I	2994	826 YORK ST	4
I	2995	827 YORK ST	4
I	2996	830 YORK ST	4
I	2997	831 YORK ST	4
I	2998	832 YORK ST	4
I	2999	833 YORK ST	4
I	3000	835 YORK ST	4
I	3001	836 YORK ST	4
I	3002	902 YORK ST	4
I	3003	904 YORK ST	4
I	3004	905 YORK ST	4
I	3005	908 YORK ST	4
I	3006	909 YORK ST	4
I	3007	911 YORK ST	4
I	3008	912 YORK ST	4
J	97	802 BURNABY ST	4
J	98	806 BURNABY ST	4
J	100	810 BURNABY ST	4
J	102	816 BURNABY ST	4
J	104	818 BURNABY ST	4
J	106	822 BURNABY ST	4
J	108	824 BURNABY ST	4
J	110	826 BURNABY ST	4
J	112	828 BURNABY ST	4
J	115	832 BURNABY ST	4
J	117	834 BURNABY ST	4
J	118	836 BURNABY ST	4
J	120	838 BURNABY ST	4
J	122	842 BURNABY ST	4
J	123	844 BURNABY ST	4
J	126	902 BURNABY ST	4
J	128	906 BURNABY ST	4
J	129	908 BURNABY ST	4
J	131	910 BURNABY ST	4
J	133	912 BURNABY ST	4
J	135	914 BURNABY ST	4
J	137	918 BURNABY ST	4
J	139	920 BURNABY ST	4
J	141	922 BURNABY ST	4
J	145	324 CARNEGIE ST	4
J	146	326 CARNEGIE ST	4
J	147	330 CARNEGIE ST	4
J	148	332 CARNEGIE ST	4
J	149	335 CARNEGIE ST	4
J	150	336 CARNEGIE ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
J	151	337 CARNEGIE ST	4
J	152	340 CARNEGIE ST	4
J	153	341 CARNEGIE ST	4
J	154	342 CARNEGIE ST	4
J	155	343 CARNEGIE ST	4
J	156	344 CARNEGIE ST	4
J	157	345 CARNEGIE ST	4
J	158	346 CARNEGIE ST	4
J	159	802 CHERRY ST	4
J	160	805 CHERRY ST	4
J	161	807 CHERRY ST	4
J	162	809 CHERRY ST	4
J	163	810 CHERRY ST	4
J	164	813 CHERRY ST	4
J	165	815 CHERRY ST	4
J	166	819 CHERRY ST	4
J	167	820 CHERRY ST	4
J	168	821 CHERRY ST	4
J	169	825 CHERRY ST	4
J	170	827 CHERRY ST	4
J	171	829 CHERRY ST	4
J	172	832 CHERRY ST	4
J	173	833 CHERRY ST	4
J	174	834 CHERRY ST	4
J	175	835 CHERRY ST	4
J	176	836 CHERRY ST	4
J	177	838 CHERRY ST	4
J	178	839 CHERRY ST	4
J	179	840 CHERRY ST	4
J	180	841 CHERRY ST	4
J	181	242 CHESTNUT ST	4
J	182	244 CHESTNUT ST	4
J	183	248 CHESTNUT ST	4
J	184	252 CHESTNUT ST	4
J	185	816 CHESTNUT ST	4
J	186	818 CHESTNUT ST	4
J	187	820 CHESTNUT ST	4
J	188	821 CHESTNUT ST	4
J	189	822 CHESTNUT ST	4
J	190	823 CHESTNUT ST	4
J	191	824 CHESTNUT ST	4
J	192	825 CHESTNUT ST	4
J	193	826 CHESTNUT ST	4
J	194	827 CHESTNUT ST	4
J	195	829 CHESTNUT ST	4
J	196	830 CHESTNUT ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
J	197	832 CHESTNUT ST	4
J	198	833 CHESTNUT ST	4
J	199	834 CHESTNUT ST	4
J	200	835 CHESTNUT ST	4
J	201	838 CHESTNUT ST	4
J	202	839 CHESTNUT ST	4
J	203	840 CHESTNUT ST	4
J	204	842 CHESTNUT ST	4
J	205	844 CHESTNUT ST	4
J	206	901 CHESTNUT ST	4
J	207	903 CHESTNUT ST	4
J	208	907 CHESTNUT ST	4
J	209	909 CHESTNUT ST	4
J	210	913 CHESTNUT ST	4
J	211	915 CHESTNUT ST	4
J	212	916 CHESTNUT ST	4
J	213	918 CHESTNUT ST	4
J	214	919 CHESTNUT ST	4
J	215	920 CHESTNUT ST	4
J	216	921 CHESTNUT ST	4
J	217	925 CHESTNUT ST	4
J	218	926 CHESTNUT ST	4
J	219	927 CHESTNUT ST	4
J	220	928 CHESTNUT ST	4
J	221	929 CHESTNUT ST	4
J	222	930 CHESTNUT ST	4
J	223	932 CHESTNUT ST	4
J	224	933 CHESTNUT ST	4
J	225	934 CHESTNUT ST	4
J	226	936 CHESTNUT ST	4
J	227	937 CHESTNUT ST	4
J	228	803 CHILLIWACK ST	4
J	229	815 CHILLIWACK ST	4
J	230	819 CHILLIWACK ST	4
J	231	820 CHILLIWACK ST	4
J	232	822 CHILLIWACK ST	4
J	233	824 CHILLIWACK ST	4
J	234	826 CHILLIWACK ST	4
J	235	827 CHILLIWACK ST	4
J	236	828 CHILLIWACK ST	4
J	237	830 CHILLIWACK ST	4
J	238	831 CHILLIWACK ST	4
J	239	832 CHILLIWACK ST	4
J	240	902 CHILLIWACK ST	4
J	241	904 CHILLIWACK ST	4
J	242	908 CHILLIWACK ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
J	243	910 CHILLIWACK ST	4
J	244	911 CHILLIWACK ST	4
J	245	913 CHILLIWACK ST	4
J	246	914 CHILLIWACK ST	4
J	247	915 CHILLIWACK ST	4
J	248	916 CHILLIWACK ST	4
J	249	919 CHILLIWACK ST	4
J	250	920 CHILLIWACK ST	4
J	251	921 CHILLIWACK ST	4
J	252	922 CHILLIWACK ST	4
J	253	925 CHILLIWACK ST	4
J	254	926 CHILLIWACK ST	4
J	255	928 CHILLIWACK ST	4
J	256	932 CHILLIWACK ST	4
J	257	934 CHILLIWACK ST	4
J	261	222 CHURCHILL AVE	4
J	262	226 CHURCHILL AVE	4
J	263	228 CHURCHILL AVE	4
J	264	235 CHURCHILL AVE	4
J	265	237 CHURCHILL AVE	4
J	266	239 CHURCHILL AVE	4
J	267	242 CHURCHILL AVE	4
J	268	301 CHURCHILL AVE	4
J	269	305 CHURCHILL AVE	4
J	270	306 CHURCHILL AVE	4
J	271	308 CHURCHILL AVE	4
J	272	310 CHURCHILL AVE	4
J	273	318 CHURCHILL AVE	4
J	274	319 CHURCHILL AVE	4
J	275	323 CHURCHILL AVE	4
J	276	324 CHURCHILL AVE	4
J	277	325 CHURCHILL AVE	4
J	278	329 CHURCHILL AVE	4
J	279	331 CHURCHILL AVE	4
J	280	332 CHURCHILL AVE	4
J	281	335 CHURCHILL AVE	4
J	282	337 CHURCHILL AVE	4
J	283	341 CHURCHILL AVE	4
J	284	343 CHURCHILL AVE	4
J	609	207 E EIGHTH AVE	4
J	610	209 E EIGHTH AVE	4
J	612	211 E EIGHTH AVE	4
J	614	217 E EIGHTH AVE	4
J	616	221 E EIGHTH AVE	4
J	617	223 E EIGHTH AVE	4
J	619	227 E EIGHTH AVE	4

Map	ID	ADDRESS	ALLOWABLE UNIT
J	621	231 E EIGHTH AVE	4
J	625	239 E EIGHTH AVE	4
J	627	243 E EIGHTH AVE	4
J	629	245 E EIGHTH AVE	4
J	630	249 E EIGHTH AVE	4
J	632	253 E EIGHTH AVE	4
J	633	305 E EIGHTH AVE	4
J	634	309 E EIGHTH AVE	4
J	635	315 E EIGHTH AVE	4
J	636	319 E EIGHTH AVE	4
J	637	325 E EIGHTH AVE	4
J	638	327 E EIGHTH AVE	4
J	639	331 E EIGHTH AVE	4
J	640	333 E EIGHTH AVE	4
J	641	337 E EIGHTH AVE	4
J	642	339 E EIGHTH AVE	4
J	643	345 E EIGHTH AVE	4
J	644	349 E EIGHTH AVE	4
J	645	351 E EIGHTH AVE	4
J	646	353 E EIGHTH AVE	4
J	726	302 E TENTH AVE	4
J	727	306 E TENTH AVE	4
J	728	308 E TENTH AVE	4
J	729	312 E TENTH AVE	4
J	730	314 E TENTH AVE	4
J	731	316 E TENTH AVE	4
J	732	320 E TENTH AVE	4
J	1655	901 LAUREL ST	4
J	1656	902 LAUREL ST	4
J	1657	904 LAUREL ST	4
J	1658	905 LAUREL ST	4
J	1659	907 LAUREL ST	4
J	1660	908 LAUREL ST	4
J	1661	910 LAUREL ST	4
J	1662	911 LAUREL ST	4
J	1663	912 LAUREL ST	4
J	1664	913 LAUREL ST	4
J	1665	915 LAUREL ST	4
J	1666	916 LAUREL ST	4
J	1667	918 LAUREL ST	4
J	1668	919 LAUREL ST	4
J	1669	921 LAUREL ST	4
J	1670	922 LAUREL ST	4
J	1671	924 LAUREL ST	4
J	1672	925 LAUREL ST	4
J	1673	927 LAUREL ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
J	1674	928 LAUREL ST	4
J	1675	931 LAUREL ST	4
J	1676	932 LAUREL ST	4
J	1677	933 LAUREL ST	4
J	1678	934 LAUREL ST	4
J	1679	935 LAUREL ST	4
J	1680	936 LAUREL ST	4
J	1681	938 LAUREL ST	4
J	1803	803 MASSEY ST	4
J	1804	811 MASSEY ST	4
J	1806	815 MASSEY ST	4
J	1808	817 MASSEY ST	4
J	1810	821 MASSEY ST	4
J	1812	823 MASSEY ST	4
J	1814	827 MASSEY ST	4
J	1817	831 MASSEY ST	4
J	1818	833 MASSEY ST	4
J	1820	835 MASSEY ST	4
J	2250	804 SCOTT ST	4
J	2251	810 SCOTT ST	4
J	2252	811 SCOTT ST	4
J	2253	812 SCOTT ST	4
J	2254	814 SCOTT ST	4
J	2255	818 SCOTT ST	4
J	2256	819 SCOTT ST	4
J	2257	820 SCOTT ST	4
J	2258	821 SCOTT ST	4
J	2259	822 SCOTT ST	4
J	2260	823 SCOTT ST	4
J	2261	824 SCOTT ST	4
J	2262	825 SCOTT ST	4
J	2263	826 SCOTT ST	4
J	2264	827 SCOTT ST	4
J	2265	828 SCOTT ST	4
J	2266	829 SCOTT ST	4
J	2267	830 SCOTT ST	4
J	2268	831 SCOTT ST	4
J	2269	833 SCOTT ST	4
J	2270	834 SCOTT ST	4
J	2961	810 WILLIAM ST	4
J	2962	813 WILLIAM ST	4
J	2963	814 WILLIAM ST	4
J	2964	815 WILLIAM ST	4
J	2965	818 WILLIAM ST	4
J	2966	821 WILLIAM ST	4
J	2967	822 WILLIAM ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
J	2968	823 WILLIAM ST	4
J	2969	825 WILLIAM ST	4
J	2970	826 WILLIAM ST	4
J	2971	827 WILLIAM ST	4
J	2972	828 WILLIAM ST	4
J	2973	830 WILLIAM ST	4
J	2974	831 WILLIAM ST	4
J	2975	834 WILLIAM ST	4
J	2976	835 WILLIAM ST	4
J	2977	836 WILLIAM ST	4
K	13	502 AMESS ST	4
K	14	503 AMESS ST	4
K	15	504 AMESS ST	4
K	16	507 AMESS ST	4
K	17	508 AMESS ST	4
K	18	509 AMESS ST	4
K	19	510 AMESS ST	4
K	20	511 AMESS ST	4
K	21	512 AMESS ST	4
K	22	514 AMESS ST	4
K	23	515 AMESS ST	4
K	24	518 AMESS ST	4
K	25	519 AMESS ST	4
K	26	520 AMESS ST	4
K	27	521 AMESS ST	4
K	28	522 AMESS ST	4
K	29	523 AMESS ST	4
K	30	525 AMESS ST	4
K	31	526 AMESS ST	4
K	32	529 AMESS ST	4
K	33	530 AMESS ST	4
K	34	532 AMESS ST	4
K	35	533 AMESS ST	4
K	36	535 AMESS ST	4
K	37	536 AMESS ST	4
K	38	538 AMESS ST	4
K	39	539 AMESS ST	4
K	40	541 AMESS ST	4
K	41	542 AMESS ST	4
K	42	544 AMESS ST	4
K	43	545 AMESS ST	4
K	44	547 AMESS ST	4
K	45	548 AMESS ST	4
K	46	549 AMESS ST	4
K	47	550 AMESS ST	4
K	48	551 AMESS ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
K	49	552 AMESS ST	4
K	50	554 AMESS ST	4
K	51	556 AMESS ST	4
K	52	558 AMESS ST	4
K	96	505 BRAID ST	6
K	99	809 BURNABY ST	4
K	101	815 BURNABY ST	4
K	103	817 BURNABY ST	4
K	105	821 BURNABY ST	4
K	107	823 BURNABY ST	4
K	109	825 BURNABY ST	4
K	111	827 BURNABY ST	4
K	113	829 BURNABY ST	4
K	114	831 BURNABY ST	4
K	116	833 BURNABY ST	4
K	119	837 BURNABY ST	4
K	121	839 BURNABY ST	4
K	124	845 BURNABY ST	4
K	125	901 BURNABY ST	4
K	127	905 BURNABY ST	4
K	130	909 BURNABY ST	4
K	132	911 BURNABY ST	4
K	134	913 BURNABY ST	4
K	136	917 BURNABY ST	4
K	138	919 BURNABY ST	4
K	140	921 BURNABY ST	4
K	142	923 BURNABY ST	4
K	143	925 BURNABY ST	4
K	144	927 BURNABY ST	4
K	300	COLBY ST	4
K	301	COLBY ST	4
K	302	561 COLBY ST	4
K	303	567 COLBY ST	4
K	304	569 COLBY ST	4
K	305	571 COLBY ST	4
K	306	573 COLBY ST	4
K	307	577 COLBY ST	4
K	308	579 COLBY ST	4
K	309	580 COLBY ST	4
K	310	581 COLBY ST	4
K	311	582 COLBY ST	4
K	312	583 COLBY ST	4
K	313	584 COLBY ST	4
K	314	585 COLBY ST	4
K	315	586 COLBY ST	4
K	316	587 COLBY ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
K	317	589 COLBY ST	4
K	318	591 COLBY ST	4
K	319	593 COLBY ST	4
K	562	647 E COLUMBIA ST	4
K	563	651 E COLUMBIA ST	4
K	564	653 E COLUMBIA ST	4
K	565	655 E COLUMBIA ST	4
K	566	657 E COLUMBIA ST	4
K	567	661 E COLUMBIA ST	4
K	733	474 E TENTH AVE	4
K	959	433 ELMER ST	4
K	960	435 ELMER ST	4
K	961	437 ELMER ST	4
K	962	439 ELMER ST	4
K	963	461 ELMER ST	4
K	964	465 ELMER ST	4
K	965	467 ELMER ST	4
K	966	471 ELMER ST	4
K	967	473 ELMER ST	4
K	1332	501 GARFIELD ST	6
K	1333	503 GARFIELD ST	6
K	1334	505 GARFIELD ST	4
K	1335	506 GARFIELD ST	6
K	1336	507 GARFIELD ST	4
K	1337	509 GARFIELD ST	4
K	1338	511 GARFIELD ST	4
K	1339	512 GARFIELD ST	6
K	1340	514 GARFIELD ST	6
K	1341	515 GARFIELD ST	4
K	1342	517 GARFIELD ST	4
K	1343	521 GARFIELD ST	4
K	1344	522 GARFIELD ST	6
K	1345	523 GARFIELD ST	4
K	1346	527 GARFIELD ST	4
K	1347	529 GARFIELD ST	4
K	1348	530 GARFIELD ST	4
K	1349	532 GARFIELD ST	4
K	1350	533 GARFIELD ST	4
K	1351	535 GARFIELD ST	4
K	1352	536 GARFIELD ST	4
K	1353	539 GARFIELD ST	4
K	1354	540 GARFIELD ST	4
K	1355	541 GARFIELD ST	4
K	1356	544 GARFIELD ST	4
K	1357	545 GARFIELD ST	4
K	1358	547 GARFIELD ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
K	1359	548 GARFIELD ST	4
K	1360	549 GARFIELD ST	4
K	1361	551 GARFIELD ST	4
K	1362	552 GARFIELD ST	4
K	1363	553 GARFIELD ST	4
K	1364	555 GARFIELD ST	4
K	1365	556 GARFIELD ST	4
K	1366	557 GARFIELD ST	4
K	1367	559 GARFIELD ST	4
K	1368	560 GARFIELD ST	4
K	1369	561 GARFIELD ST	4
K	1543	310 HOLMES ST	4
K	1544	312 HOLMES ST	4
K	1545	314 HOLMES ST	4
K	1546	320 HOLMES ST	4
K	1547	324 HOLMES ST	4
K	1548	325 HOLMES ST	4
K	1549	328 HOLMES ST	4
K	1550	329 HOLMES ST	4
K	1551	330 HOLMES ST	4
K	1552	331 HOLMES ST	4
K	1553	332 HOLMES ST	4
K	1554	333 HOLMES ST	4
K	1555	334 HOLMES ST	4
K	1556	337 HOLMES ST	4
K	1557	316 HOULT ST	6
K	1558	320 HOULT ST	6
K	1559	321 HOULT ST	6
K	1560	324 HOULT ST	6
K	1561	325 HOULT ST	6
K	1562	326 HOULT ST	6
K	1563	327 HOULT ST	6
K	1564	330 HOULT ST	6
K	1565	331 HOULT ST	6
K	1566	334 HOULT ST	6
K	1567	335 HOULT ST	4
K	1568	338 HOULT ST	6
K	1569	339 HOULT ST	4
K	1570	341 HOULT ST	4
K	1593	840 KENT ST	4
K	1594	842 KENT ST	4
K	1595	844 KENT ST	4
K	1596	846 KENT ST	4
K	1597	848 KENT ST	4
K	1598	901 KENT ST	4
K	1599	902 KENT ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
K	1600	905 KENT ST	4
K	1601	906 KENT ST	4
K	1602	907 KENT ST	4
K	1603	909 KENT ST	4
K	1604	910 KENT ST	4
K	1605	911 KENT ST	4
K	1606	912 KENT ST	4
K	1607	915 KENT ST	4
K	1608	916 KENT ST	4
K	1609	917 KENT ST	4
K	1629	810 LADNER ST	4
K	1630	816 LADNER ST	4
K	1631	818 LADNER ST	4
K	1632	824 LADNER ST	4
K	1633	902 LADNER ST	4
K	1634	903 LADNER ST	4
K	1635	905 LADNER ST	4
K	1636	906 LADNER ST	4
K	1637	908 LADNER ST	4
K	1638	909 LADNER ST	4
K	1639	910 LADNER ST	4
K	1640	911 LADNER ST	4
K	1641	914 LADNER ST	4
K	1642	915 LADNER ST	4
K	1643	916 LADNER ST	4
K	1644	917 LADNER ST	4
K	1645	918 LADNER ST	4
K	1646	919 LADNER ST	4
K	1647	920 LADNER ST	4
K	1648	921 LADNER ST	4
K	1649	922 LADNER ST	4
K	1650	923 LADNER ST	4
K	1651	924 LADNER ST	4
K	1652	925 LADNER ST	4
K	1653	926 LADNER ST	4
K	1654	927 LADNER ST	4
K	1682	912 LEE ST	4
K	1683	914 LEE ST	4
K	1684	915 LEE ST	4
K	1685	916 LEE ST	4
K	1829	517 MCDONALD ST	6
K	1830	525 MCDONALD ST	6
K	1831	527 MCDONALD ST	6
K	1832	529 MCDONALD ST	6
K	1986	315 NOOTKA ST	4
K	1987	316 NOOTKA ST	6

Map	ID	ADDRESS	ALLOWABLE UNIT
K	1988	317 NOOTKA ST	4
K	1989	318 NOOTKA ST	6
K	1990	319 NOOTKA ST	4
K	1991	322 NOOTKA ST	6
K	1992	323 NOOTKA ST	4
K	1993	324 NOOTKA ST	6
K	1994	327 NOOTKA ST	4
K	1995	328 NOOTKA ST	4
K	1996	331 NOOTKA ST	4
K	1997	332 NOOTKA ST	4
K	1998	335 NOOTKA ST	4
K	2161	417 RICHMOND ST	4
K	2162	420 RICHMOND ST	4
K	2163	421 RICHMOND ST	4
K	2164	430 RICHMOND ST	4
K	2165	432 RICHMOND ST	4
K	2166	434 RICHMOND ST	4
K	2167	436 RICHMOND ST	4
K	2168	440 RICHMOND ST	4
K	2169	501 RICHMOND ST	4
K	2170	502 RICHMOND ST	4
K	2171	503 RICHMOND ST	4
K	2172	504 RICHMOND ST	4
K	2173	508 RICHMOND ST	4
K	2174	509 RICHMOND ST	4
K	2175	512 RICHMOND ST	4
K	2176	514 RICHMOND ST	4
K	2177	518 RICHMOND ST	4
K	2178	520 RICHMOND ST	4
K	2179	524 RICHMOND ST	4
K	2180	528 RICHMOND ST	4
K	2181	529 RICHMOND ST	4
K	2182	530 RICHMOND ST	4
K	2183	532 RICHMOND ST	4
K	2184	536 RICHMOND ST	4
K	2185	538 RICHMOND ST	4
K	2186	542 RICHMOND ST	4
K	2187	544 RICHMOND ST	4
K	2188	548 RICHMOND ST	4
K	2189	550 RICHMOND ST	4
K	2190	554 RICHMOND ST	4
K	2691	808 SURREY ST	4
K	2692	812 SURREY ST	4
K	2693	814 SURREY ST	4
K	2694	817 SURREY ST	4
K	2695	818 SURREY ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
K	2696	819 SURREY ST	4
K	2697	820 SURREY ST	4
K	2698	823 SURREY ST	4
K	2699	824 SURREY ST	4
K	2700	827 SURREY ST	4
K	2701	828 SURREY ST	4
K	2702	831 SURREY ST	4
K	2703	832 SURREY ST	4
K	2704	835 SURREY ST	4
K	2705	836 SURREY ST	4
K	2706	901 SURREY ST	4
K	2707	902 SURREY ST	4
K	2708	905 SURREY ST	4
K	2709	906 SURREY ST	4
K	2710	908 SURREY ST	4
K	2711	909 SURREY ST	4
K	2712	910 SURREY ST	4
K	2713	911 SURREY ST	4
K	2714	912 SURREY ST	4
K	2715	914 SURREY ST	4
K	2716	915 SURREY ST	4
K	2717	917 SURREY ST	4
K	2718	918 SURREY ST	4
K	2719	919 SURREY ST	4
K	2720	920 SURREY ST	4
K	2721	921 SURREY ST	4
K	2722	922 SURREY ST	4
K	2723	923 SURREY ST	4
K	2724	924 SURREY ST	4
K	2725	925 SURREY ST	4
K	2726	927 SURREY ST	4
K	2727	928 SURREY ST	4
K	2957	321 WELLS GRAY PL	6
K	2958	325 WELLS GRAY PL	6
K	2959	327 WELLS GRAY PL	6
K	2960	331 WELLS GRAY PL	6
K	2978	808 WINTHROP ST	4
K	2979	810 WINTHROP ST	4
K	2980	811 WINTHROP ST	4
K	2981	812 WINTHROP ST	4
K	2982	818 WINTHROP ST	4
L	1	448 ALBERTA ST	4
L	2	601 ALLISON PL	4
L	3	602 ALLISON PL	4
L	4	605 ALLISON PL	4
L	5	606 ALLISON PL	4

Map	ID	ADDRESS	ALLOWABLE UNIT
L	6	609 ALLISON PL	4
L	7	610 ALLISON PL	4
L	8	611 ALLISON PL	4
L	9	614 ALLISON PL	4
L	10	615 ALLISON PL	4
L	11	618 ALLISON PL	4
L	12	620 ALLISON PL	4
L	75	78 BETH ST	4
L	378	406 CUMBERLAND ST	4
L	379	410 CUMBERLAND ST	4
L	380	414 CUMBERLAND ST	4
L	381	422 CUMBERLAND ST	4
L	382	426 CUMBERLAND ST	4
L	383	430 CUMBERLAND ST	4
L	384	434 CUMBERLAND ST	4
L	385	438 CUMBERLAND ST	4
L	386	442 CUMBERLAND ST	4
L	387	446 CUMBERLAND ST	4
L	388	450 CUMBERLAND ST	4
L	389	454 CUMBERLAND ST	4
L	390	458 CUMBERLAND ST	4
L	391	462 CUMBERLAND ST	4
L	392	466 CUMBERLAND ST	4
L	393	470 CUMBERLAND ST	4
L	394	474 CUMBERLAND ST	4
L	395	478 CUMBERLAND ST	4
L	396	482 CUMBERLAND ST	4
L	397	486 CUMBERLAND ST	4
L	398	490 CUMBERLAND ST	4
L	399	609 CUMBERLAND ST	4
L	400	615 CUMBERLAND ST	4
L	401	619 CUMBERLAND ST	4
L	402	623 CUMBERLAND ST	4
L	403	627 CUMBERLAND ST	4
L	404	631 CUMBERLAND ST	4
L	405	639 CUMBERLAND ST	4
L	406	701 CUMBERLAND ST	4
L	407	705 CUMBERLAND ST	4
L	408	709 CUMBERLAND ST	4
L	568	104 E DURHAM ST	4
L	569	132 E DURHAM ST	4
L	570	135 E DURHAM ST	4
L	571	136 E DURHAM ST	4
L	572	138 E DURHAM ST	4
L	573	139 E DURHAM ST	4
L	574	141 E DURHAM ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
L	575	142 E DURHAM ST	4
L	576	144 E DURHAM ST	4
L	577	146 E DURHAM ST	4
L	578	202 E DURHAM ST	4
L	579	205 E DURHAM ST	4
L	580	207 E DURHAM ST	4
L	581	208 E DURHAM ST	4
L	582	210 E DURHAM ST	4
L	599	132 E EIGHTH AVE	4
L	601	136 E EIGHTH AVE	4
L	603	140 E EIGHTH AVE	4
L	606	144 E EIGHTH AVE	4
L	607	202 E EIGHTH AVE	4
L	608	206 E EIGHTH AVE	4
L	611	210 E EIGHTH AVE	4
L	613	214 E EIGHTH AVE	4
L	615	220 E EIGHTH AVE	4
L	618	224 E EIGHTH AVE	4
L	620	228 E EIGHTH AVE	4
L	622	232 E EIGHTH AVE	4
L	623	234 E EIGHTH AVE	4
L	624	238 E EIGHTH AVE	4
L	626	240 E EIGHTH AVE	4
L	628	244 E EIGHTH AVE	4
L	631	250 E EIGHTH AVE	4
L	647	104 E SEVENTH AVE	4
L	648	108 E SEVENTH AVE	4
L	649	112 E SEVENTH AVE	4
L	650	116 E SEVENTH AVE	4
L	651	120 E SEVENTH AVE	4
L	652	124 E SEVENTH AVE	4
L	653	128 E SEVENTH AVE	4
L	654	132 E SEVENTH AVE	4
L	655	135 E SEVENTH AVE	4
L	656	136 E SEVENTH AVE	4
L	657	137 E SEVENTH AVE	4
L	658	138 E SEVENTH AVE	4
L	659	140 E SEVENTH AVE	4
L	660	141 E SEVENTH AVE	4
L	661	142 E SEVENTH AVE	4
L	662	143 E SEVENTH AVE	4
L	663	144 E SEVENTH AVE	4
L	664	145 E SEVENTH AVE	4
L	665	146 E SEVENTH AVE	4
L	666	147 E SEVENTH AVE	4
L	667	148 E SEVENTH AVE	4

Map	ID	ADDRESS	ALLOWABLE UNIT
L	668	201 E SEVENTH AVE	4
L	669	202 E SEVENTH AVE	4
L	670	205 E SEVENTH AVE	4
L	671	206 E SEVENTH AVE	4
L	672	207 E SEVENTH AVE	4
L	673	211 E SEVENTH AVE	4
L	674	215 E SEVENTH AVE	4
L	675	54 E SIXTH AVE	4
L	676	58 E SIXTH AVE	4
L	677	62 E SIXTH AVE	4
L	678	72 E SIXTH AVE	4
L	679	76 E SIXTH AVE	4
L	680	80 E SIXTH AVE	4
L	681	84 E SIXTH AVE	4
L	682	101 E SIXTH AVE	4
L	683	141 E SIXTH AVE	4
L	684	145 E SIXTH AVE	4
L	685	149 E SIXTH AVE	4
L	686	215 E SIXTH AVE	4
L	687	219 E SIXTH AVE	4
L	688	227 E SIXTH AVE	4
L	689	301 E SIXTH AVE	4
L	690	307 E SIXTH AVE	4
L	691	311 E SIXTH AVE	4
L	692	315 E SIXTH AVE	4
L	693	319 E SIXTH AVE	4
L	694	323 E SIXTH AVE	4
L	695	325 E SIXTH AVE	4
L	696	327 E SIXTH AVE	4
L	697	329 E SIXTH AVE	4
L	698	331 E SIXTH AVE	4
L	699	333 E SIXTH AVE	4
L	734	48 EDDIE DR	4
L	735	51 EDDIE DR	4
L	736	55 EDDIE DR	4
L	737	56 EDDIE DR	4
L	738	61 EDDIE DR	4
L	1370	454 GLEN CRT	4
L	1371	458 GLEN CRT	4
L	1372	462 GLEN CRT	4
L	1373	466 GLEN CRT	4
L	1374	470 GLEN CRT	4
L	1375	473 GLEN CRT	4
L	1376	400 GLENBROOK DR	4
L	1377	404 GLENBROOK DR	4
L	1378	408 GLENBROOK DR	4

Map	ID	ADDRESS	ALLOWABLE UNIT
L	1379	412 GLENBROOK DR	4
L	1380	416 GLENBROOK DR	4
L	1381	420 GLENBROOK DR	4
L	1382	423 GLENBROOK DR	4
L	1383	424 GLENBROOK DR	4
L	1384	427 GLENBROOK DR	4
L	1385	428 GLENBROOK DR	4
L	1386	431 GLENBROOK DR	4
L	1387	432 GLENBROOK DR	4
L	1388	435 GLENBROOK DR	4
L	1389	436 GLENBROOK DR	4
L	1390	437 GLENBROOK DR	4
L	1391	440 GLENBROOK DR	4
L	1392	441 GLENBROOK DR	4
L	1393	444 GLENBROOK DR	4
L	1394	445 GLENBROOK DR	4
L	1395	448 GLENBROOK DR	4
L	1396	449 GLENBROOK DR	4
L	1397	452 GLENBROOK DR	4
L	1398	453 GLENBROOK DR	4
L	1399	456 GLENBROOK DR	4
L	1400	457 GLENBROOK DR	4
L	1401	460 GLENBROOK DR	4
L	1402	461 GLENBROOK DR	4
L	1403	464 GLENBROOK DR	4
L	1404	465 GLENBROOK DR	4
L	1405	468 GLENBROOK DR	4
L	1406	469 GLENBROOK DR	4
L	1407	472 GLENBROOK DR	4
L	1408	476 GLENBROOK DR	4
L	1409	477 GLENBROOK DR	4
L	1410	480 GLENBROOK DR	4
L	1411	481 GLENBROOK DR	4
L	1412	485 GLENBROOK DR	4
L	1413	488 GLENBROOK DR	4
L	1414	489 GLENBROOK DR	4
L	1415	493 GLENBROOK DR	4
L	1416	496 GLENBROOK DR	4
L	1417	497 GLENBROOK DR	4
L	1497	140 HARVEY ST	4
L	1498	142 HARVEY ST	4
L	1499	144 HARVEY ST	4
L	1500	146 HARVEY ST	4
L	1501	148 HARVEY ST	4
L	1502	150 HARVEY ST	4
L	1503	152 HARVEY ST	4

Map	ID	ADDRESS	ALLOWABLE UNIT
L	1610	62 KWANTLEN CRT	4
L	1611	64 KWANTLEN CRT	4
L	1612	65 KWANTLEN CRT	4
L	1613	66 KWANTLEN CRT	4
L	1614	67 KWANTLEN CRT	4
L	1615	68 KWANTLEN CRT	4
L	1616	69 KWANTLEN CRT	4
L	1617	70 KWANTLEN CRT	4
L	1618	71 KWANTLEN CRT	4
L	1619	72 KWANTLEN CRT	4
L	1620	73 KWANTLEN CRT	4
L	1621	74 KWANTLEN CRT	4
L	1622	75 KWANTLEN CRT	4
L	1623	76 KWANTLEN CRT	4
L	1624	77 KWANTLEN CRT	4
L	1625	78 KWANTLEN CRT	4
L	1626	79 KWANTLEN CRT	4
L	1627	80 KWANTLEN CRT	4
L	1628	81 KWANTLEN CRT	4
L	1686	601 LIDSTER PL	4
L	1687	602 LIDSTER PL	4
L	1688	605 LIDSTER PL	4
L	1689	606 LIDSTER PL	4
L	1690	609 LIDSTER PL	4
L	1691	610 LIDSTER PL	4
L	1692	614 LIDSTER PL	4
L	1801	727 MASSEY ST	4
L	1802	732 MASSEY ST	4
L	1833	MCKAY ST	4
L	1834	718 MCKAY ST	4
L	1835	725 MCKAY ST	4
L	1836	727 MCKAY ST	4
L	1837	728 MCKAY ST	4
L	1838	733 MCKAY ST	4
L	1840	69 MINER ST	4
L	1841	71 MINER ST	4
L	1842	73 MINER ST	4
L	1843	75 MINER ST	4
L	1844	77 MINER ST	4
L	1845	79 MINER ST	4
L	1846	81 MINER ST	4
L	2018	OFF MCKAY ST	4
L	2160	83 RICHMOND ST	4
L	2507	59 SEYMOUR CRT	4
L	2508	60 SEYMOUR CRT	4
L	2509	61 SEYMOUR CRT	4

Map	ID	ADDRESS	ALLOWABLE UNIT
L	2510	62 SEYMOUR CRT	4
L	2511	63 SEYMOUR CRT	4
L	2512	64 SEYMOUR CRT	4
L	2513	65 SEYMOUR CRT	4
L	2514	66 SEYMOUR CRT	4
L	2515	67 SEYMOUR CRT	4
L	2516	68 SEYMOUR CRT	4
L	2517	69 SEYMOUR CRT	4
L	2518	70 SEYMOUR CRT	4
L	2519	71 SEYMOUR CRT	4
L	2520	72 SEYMOUR CRT	4
L	2521	73 SEYMOUR CRT	4
L	2522	74 SEYMOUR CRT	4
L	2523	75 SEYMOUR CRT	4
L	2524	76 SEYMOUR CRT	4
L	2525	77 SEYMOUR CRT	4
L	2526	78 SEYMOUR CRT	4
L	2527	79 SEYMOUR CRT	4

Schedule E to Bylaw No. 8578, 2026

"Legal Descriptions for the Area to be Rezoned to 1097 Comprehensive Development District (Duplex District) (CD-97)"

Parcel Identifier	Legal Description	Civic Address
032-292-627	STRATA LOT 1, SUBBLOCK 13, PLAN EPS10515, GROUP 1, NEW WEST DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	1-122 Eighth Street
032-292-635	STRATA LOT 2, SUBBLOCK 13, PLAN EPS10515, GROUP 1, NEW WEST DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2-122 Eighth Street
001-372-921	STRATA LOT 2, SUBBLOCK 7, PLAN NWS2240, GROUP 1, NEW WEST DISTRICT, OF LOT 23; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	424 Eighth St
001-372-891	STRATA LOT 1, SUBBLOCK 7, PLAN NWS2240, GROUP 1, NEW WEST DISTRICT, OF LOT 23; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	426 Eighth St
013-647-695	LOT 21, SUBBLOCK 11, PLAN NWP2620, NEW WEST DISTRICT, EXCEPTPLAN 6493, OF LOT 7	1203 Nanaimo St
009-099-352	LOT 24, SUBBLOCK 11, PLAN NWP2620, PART W 1/2, NEW WEST DISTRICT, OF LOT 7	1202 Seventh Ave

Attachment *5*

Summary of Zoning Bylaw Changes

Summary of Changes Made By Zoning Bylaw No. 6680, 2001, Amendment Bylaw (Infill Housing Program) No. 8578, 2026

Amendment Bylaw Reference Number	Zoning Bylaw Section Number	Zoning Bylaw Amendment
1	120.14	Add text to the following definition: ***"APARTMENT BUILDING** means a building other than a house, duplex, multiplex or townhouse divided into three or more dwelling units with common or shared entrances or interior passageways, which provide access to the outside."*
2	120.44.2	Add text to the following definition: ***"COMMON AMENITY AREA** means a non-commercial indoor area provided in conjunction with a multiple dwelling, townhouse, or multiplex use and specifically designed for use by all residents living on-site for cultural, social and recreational activities and includes residential lobbies."*
3	120.69	Delete text from the following definition: ***"ELDERLY CITIZENS' HOME** means a ~~house or~~ apartment building or a dormitory unit containing three or more dwelling units, housekeeping units or sleeping units used or occupied exclusively by persons on low income over the age of sixty and supported in whole or in part by financial assistance from the City, Provincial or Federal governments."*
4	120.81.1	Delete text from the following definition: ***"FLOOR AREA, GROSS** means~~, for the purposes of Sections 140-160,~~ the horizontal cross-sectional area of all the buildings on the lot measured to the outside of the outer walls or outer roof of the buildings or portion of a building at each storey. Gross floor area shall also include areas used for structured parking except where it is used for the purpose of calculating fees and charges, it shall not include the area used for and servicing structured parking which is located below finished grade."*
5	120.82.b	Add text to the definition of "**FLOOR SPACE RATIO**": *"The floor space located above the height datum or the natural grade of the site used for required vehicle parking, vehicular access, manoeuvring aisles, bicycle storage facility, and elevator or stairs providing access exclusively thereto excluding multiplex, townhouse or row house;"*

6	120.82.c	Add text to the definition of “FLOOR SPACE RATIO”: *“The floor space of all portions of cellars or basements located below the height datum or the natural grade of the site to be used for storage lockers, laundry rooms, or containment of garbage in a purpose designed multiple dwelling excluding duplex, multiplex, townhouse or row house;”*
7	120.82.d	Add text to the definition of “FLOOR SPACE RATIO”: *“The floor space of all areas below datum or the natural grade of the site used for mechanical, heating, ventilating, or air conditioning equipment excluding duplex, multiplex, townhouse or row house;”*
8	120.82.e	Add text to the definition of “FLOOR SPACE RATIO”: *“The floor space of those portions of a building or buildings above the height datum used for mechanical purposes including elevator penthouses, but not to exceed an area equal to ten percent (10%) of the site coverage excluding duplex, multiplex, townhouse or row house;”*
9		Replace instances of the term “house” with “building”
10	120.115	Delete text from the following definition: *“**HOUSING UNIT** includes any or all of the following: ~~bachelor unit,~~ housekeeping unit, dwelling unit, sleeping unit, or dormitory unit ~~or secondary suite~~.”*
11	120.136	Add text to the following definition: ***“MULTIPLE DWELLING** means a building, or portion of a building, containing three or more principal dwelling units, housekeeping units, dormitory units or sleeping units or combination thereof, but does not include multiplexes or townhouses.”*
12		Add the following definition: ***“MULTIPLEX** means a residential use comprised of at least three and not more than six dwelling units on a site in attached, detached or semi-detached buildings and in which not more than one unit is stacked on another (in whole or in part); may include principal and accessory dwelling units in a range of –plex configurations; and with each principal dwelling unit having a separate, direct entrance to outside without an enclosed corridor or vestibule.”*

13	120.159.2.2	Delete text from the following definition: *"**RESIDENTIAL USE** means~~, for the purposes of Section 140-150,~~ a use providing for the accommodation of home life of one or more persons, including activities customarily incidental to the accommodation and home life of a person."*
14	120.179	Add text to the following definition: **"SINGLE DETACHED DWELLING** means the use of a site for a building consisting of one principal dwelling unit and which may contain a secondary suite."
15	120.207	Revise the following definition: *"**TOWNHOUSE** means a residential use comprising three or more dwelling units separated from another by party walls, where the principal dwelling units are side-by-side or back-to-back, and are not stacked, ~~with each principal dwelling~~ and all units have a separate, direct entrance to outside without an enclosed corridor or vestibule~~, and for the purposes of sections 140-160 does not include multiple dwelling~~."*
16	120.207	Revise the following definition: *"**WOMEN'S TRANSITION HOUSE** means a facility funded by and under contract with the province which is contained within ~~a house having one dwelling unit only~~ a single detached dwelling, duplex or multiplex, in which all units are owned by the same owner, and which is intended to provide a safe place of residence on a temporary basis for women and their children leaving an abusive relationship."*
17	140.9	Revise Duplex off-street parking requirements for sites located outside of 400 metres from a prescribed bus stop, and apply rates to Multiplex: ~~*1.0 spaces per dwelling unit*~~ ~~*An additional 1.0 space per dwelling unit for the first secondary suite*~~ ~~*No additional off-street parking spaces required per dwelling unit for the second secondary suite*~~ *1.0 space per principal dwelling unit;* *0.5 spaces for each of the first 2 secondary suites; and* *1 space for each additional secondary suite.* In alignment with legislation, no off-street parking will be required for properties that are 400 metres from a prescribed bus stop.

18	140.46	Add text to the following section: ***"Single Unit, Duplex, and Multiplex Residential Uses*** *On sites occupied by a single detached dwelling, duplex, or multiplex use:* *(a) No parking space shall be located in the required front setback.* *(b) No parking or storage of buses, mobile homes, recreation vehicles, commercial trucks, boats, trailers, contractors' equipment or other commercial or industrial vehicles is permitted except for the following:* *(i) one truck or commercial vehicle not exceeding 4,536 kilograms (10,000 pounds) gross vehicle weight;* *(ii) temporary parking of commercial vehicles or equipment while servicing or repairing a building or structure;* *(iii) one recreational boat or one recreational vehicle belonging to the occupants of the premises.* *(c) No parking space shall be located closer to a lane than 6.71 metres (22 feet), less the width of such lane, where access to such parking space is obtained directly from such lane.* *(d) No parking space shall be located closer to a local narrow road than 10.61 metres (34.8 feet), less the width of such local narrow road, where access to such parking space is obtained directly from such local narrow road.* *(e) No parking space shall be located within 1.52 metres (5 feet) of any site line bounded by a street, except for a site line bounded by a local narrow road.* *(f) No vehicular access shall be provided in the front setback of any corner lot."*
19	140.55	Add text to the following section: ***"Access from Lanes and Local Narrow Roads*** *Where parking is permitted directly off a lane or local narrow road; the lane or local narrow road may be considered as all or part of the required maneuvering aisle for the parking spaces, provided that no part of the lane or local narrow road shall be used as part of any parking space."*

20	145.4	Exclude “Multiplex” from providing “Accessible Off-Street Parking”, consistent with Single Detached Dwelling, Duplex, Row house, and Townhouse.
21	150.3	Amend “Residential Bicycle Parking Requirements” so that Duplex use is no longer exempt from providing the long-term bike parking requirement of 1.5 spaces per dwelling unit.
22	150.8	Add text to the following “Long Term Bicycle Parking Minimum Design Standards” regulation*:* *“Long term bicycle parking spaces provided in a bicycle storage facility shall meet the following standards, except that c), would not apply to multiplexes where bicycle storage is provided above-ground:”*
23	150.10	Add text to the following “Long Term Bicycle Parking Minimum Design Standards” regulation*:* *“Shall be at least 2.0 metres away from the edge of the nearest bicycle parking space, except for multiplexes; and”*
24	170.7.1	Add text to the following “Through Sites” regulation: *“Notwithstanding any other provisions of this bylaw, for a through site used for a single detached dwelling, duplex or multiplex, one of the front yards of the through site may be deemed to be a rear yard provided that none of the principal entries to the dwellings located on any abutting site, and the sites abutting those sites, are oriented toward the to-be-deemed rear yard of the through site. Use and siting of the deemed rear yard shall conform to the requirements of the applicable zone.”*
25	190.11.1.a	Add text to the following “Retaining Walls” regulation: *“Retaining walls on sites used for residential, commercial, industrial, or institutional uses ~~or for multiple dwellings or townhouses~~, shall be permitted within required yards and setbacks provided they are authorized by a Development Permit if applicable; or”*
26	190.11.1.b	Add text to the following “Retaining Walls” regulation: *“Retaining walls on sites used for or zoned for residential purposes~~, except multiple dwellings, townhouses,~~ shall be permitted within required yards and setbacks provided:”*
27	190.21.5.a	Add text to the following “Housing Accommodation in Basements and Cellars” regulation: *“in a single detached dwelling, duplex, multiplex, row house, or townhouse, habitable rooms used only as extra bedrooms and recreation rooms may be located in a basement;”*

28	190.25.e	Add text to the following “Requirements for Dwelling Units” regulation: *“The entire area of any dwelling unit must be accessible from within the dwelling unit, and no portion of the dwelling unit shall be isolated such that it can only be accessed from an exterior door. Except that for single detached dwellings, detached accessory dwelling units, duplexes and multiplexes, spaces of 150 square feet (13.93 square meters) or less may be solely accessible from an exterior door.”*
29	190.29	Add text to the following “Requirements for Secondary Suites” regulation: *“Secondary suites on properties with single detached dwellings, multiplexes or townhouses shall conform to the following regulations:”*
30	190.29.g	Add text to the following “Requirements for Secondary Suites” regulation: *“a secondary suite shall have usable outdoor space which is for the exclusive use of occupants, delineated from other areas, and which meets the following requirements, except where a shared outdoor space is provided with a multiplex or townhouse use:”*
31	190.30.d	Add text to the following “Requirements for Women’s Transition Houses” regulation: *“there shall be no structural alterations to the exterior of the building which would indicate that the building or site is being utilized for a purpose other than that of a single detached dwelling, duplex, multiplex, or townhouse, and no building, structure, fence, enclosures or portion thereof other than those in conformity with permitted residential uses in the Zoning District in which the building is located, may be erected;”*
32	190.30.1.d	Add text to the following “Requirements for Accommodation for Youth in Foster Care and/or Transitioning from Foster Care Use” regulation: *“there shall be no alterations to the exterior of the building which would indicate that it is being utilized for a purpose other than that of a single detached dwelling, duplex, multiplex, or townhouse, and no building, structure, fence, enclosures or portion thereof other than those in conformity with permitted residential uses in the Zoning District in which the building is located, may be erected;”*

33	190.37.a 190.39.a	Add text to the following “Projections into Yards” regulations for side and rear yards: *“Steps and ramps from the first floor to grade provided that they are not located closer than 1.22 metres (4 feet) to the property line;”*
34	190.48.3.d	Add text to the following “Personal Cultivation of Cannabis” regulation: *“for sites containing duplexes, multiplexes, townhouses, or multiple dwellings, it is located on a portion of the property under private occupancy, such as, but not limited to areas within a dwelling or on limited common property.”*
35	190.51	Add text to the following “Garbage and Recycling Space Requirements” regulation: *“All sites containing duplexes, multiplex, townhouses and/or multiple dwelling uses must provide a designated space designed and developed to accommodate, in a location accessible to residents and removal contractors, containers for garbage and separated recyclable materials that are sufficient in number and capacity to serve the dwelling units. This designated space shall be effectively screened from view by a closed fence, decorative wall or obscuring evergreen hedge, which shall be secured and maintained in good condition at all times, or be located within a fully enclosed and secured room within a building.”*
36	341	Delete the “Neighbourhood Residential Duplex Dwelling Districts (RT-1A)” Zoning District, which will no longer apply to any properties.
37	360	Delete the “Sandringham Avenue Comprehensive Development Districts (RS-CD-1)” Zoning District, which will no longer apply to any properties.
38	342	Delete the “Duplex Residential Districts (RD-1)” Zoning District, which will no longer apply to any properties.
39	401	Add the “Ground-Oriented Multi-Unit Housing Residential District (RGO-A)” Zoning District, which will apply to four unit infill properties.
40	402	Add the “Ground-Oriented Multi-Unit Housing Residential District (RGO-A)” Zoning District, which will apply to six unit infill properties.
41	1017	Delete the “Comprehensive Development (817 St. Andrews Street) (CD-17)” Zoning District, which will no longer apply to any properties

43	1066	Replace text from the “Comprehensive Development District (1209 Hamilton Street) (CD-66)” Zoning District: *“Development of lots zoned CD-66 shall comply with the regulations and requirements of the ~~Neighbourhood Residential Duplex Dwelling Districts (RT-1A)~~ Duplex Districts (RT-1) except:”*
43	1084	Delete text from the “(Comprehensive Development District (733 Thirteenth Street) (CD-84)),” Zoning District: *“Development of lots zoned CD-84 shall comply with the regulations and requirements of the ~~Neighbourhood Residential Duplex Dwelling Districts (RT-1A)~~ Duplex Districts (RT-1) except:”*
44	1091	Delete the “Comprehensive Development (719 Colborne Street) (CD-91)” Zoning District, which will no longer apply to any properties
45	1097	Replace “Comprehensive Development District (122 Eighth Avenue) CD-97” Zoning District with the revised Zoning District in Schedule C.
46		Rezone the properties shown in Schedule D to the new four unit zoning district.
47		Rezone the properties shown in Schedule D to the new six unit zoning district.
48		Rezone 122 Eighth Avenue, 424 Eighth Street, 426 Eighth Street, 1203 Nanaimo Street, and 1202 Seventh Avenue to “Comprehensive Development District (Duplex District) CD-97” Zoning District, which would allow a duplex with suites on these properties that are designated for a higher density land use in the OCP (i.e. are not designated Residential – Ground Oriented Infill Housing).

Attachment *6*

Summary of Infill Housing Zoning District Regulations and Consideration of Provincial Policy Manual and Site Standards

Infill Housing Zoning District Regulations

Two new zoning districts are proposed, one for properties where up to four units would be permitted and one for properties where up to six units would be permitted. Distinct regulations are proposed for four unit and six unit projects regarding density, building coverage, and lot coverage, and all other regulations are consistent regardless of number of units.

The proposed Zoning Bylaw amendments:

- Align with Council's Strategic Priorities Plan.
- Align with Provincial Small-Scale Multi-Unit Housing (SSMUH) legislation.
- Consider the Province's Policy Manual and Site Standards.
- Consider Council's Seven Bold Steps for Climate Action.

Draft zoning regulations are summarized below. Full details are provided in Table 2.

- *Unit Type:* Single detached dwellings (houses), detached accessory dwelling units (laneway or carriage houses), secondary suites, multiplexes (e.g. duplex or quadraplex), side-by-side townhouses, and other equivalent ground oriented housing forms would be permitted. A maximum of one unit can stack on top of another unit. Typical accessory uses would be permitted such as childcare and home based business.
- *Density* (regulated through Floor Space Ratio (FSR)): The density permitted is greater the more units that are proposed, starting with one unit at between 0.50 and 0.60 FSR depending on existing base entitlements, and increasing to 1.00 FSR. To provide flexibility and encourage family sized units, staff have refined the floor space ratio since the March 2, 2026 Council Workshop, with 1.00 FSR proposed for both five and six unit buildings. This "sliding scale" approach to density would allow livable sized units, without encouraging larger single detached houses. Enclosed vehicle parking (garages) would be included in floor space calculations, unless it is under-building, shared between multiple units, and for small sites that do not have suitable lanes.
- *Site Coverage*: Regulations would balance goals for stormwater retention, tree retention, biodiversity, and open space, with retaining sufficient building space for projects with more units. Impervious coverage maximums would include buildings, impervious driveways and walkways. Pervious materials could include lawn, live landscaping, rocks, and wood chips.
- *Setbacks* (the distance of the building from the property lines): Regulations would be a reduction from current single detached and duplex zones, but not always as modest as proposed by the Province to improve the transition between public and private space, and to retain space for tree planting.
- *Height:* Maximums would aim to allow three storeys above grade, to help provide flexibility for design of units, and allow for greater likelihood of

above-ground, livable three-bedroom units with adequate light. This could also increase the possibility of accessible units for people with mobility challenges and disabilities. This differs from current single detached residential regulations, which only allow three storeys when a house includes a basement.

- *Stepback* (an additional setback for an upper storey of a building from a property line): Regulations would aim to minimize building bulk at the rear of properties by introducing a stepback for a third storey from the rear property line for buildings constructed within five metres of the rear property line, which would be permitted on properties with a lane.
- *Vehicle Parking*: Parking requirements are not permitted by provincial legislation for properties in proximity to prescribed bus stops with frequent bus service. Outside of these areas, the following parking rates are proposed:
    - 1.0 space per principal dwelling unit; and
    - 0.5 spaces for each of the first 2 secondary suites; and 1 space for each additional secondary suite (total required spaces rounded up to nearest whole number).

  The recommended parking minimums are similar to existing regulations. The approach aims to balance observed vehicle ownership rates with the need to maximize space for other elements such as tree retention and planting, open space, garbage storage, and electrical infrastructure.
- *Bicycle Parking:* Requirements of 1.5 spaces per unit are included with the aim to support active transportation options and help reduce vehicle dependency.
- *Access Requirements*: Site access must be taken from a lane wherever possible. Through the Subdivision and Development Control Bylaw, as allowed through provincial housing legislation, a dedication would be taken to complete lanes. Applicants would not be required to construct the lane at the time of development when there is no accessible lane. Where dedication is not possible for a future lane, and a site would require reversing of vehicles onto a collector, arterial or major road, then an on-site vehicle turnaround would be required.
- *Tenure:* Different tenures (i.e. rental housing, ownership or a combination) and ownership models (i.e. free hold, strata, co-op) would not be restricted.

Consideration of the Provincial Policy Manual and Site Standards

Tables on the following pages compare proposed zoning district recommendations to Provincial recommendations.

Table 1 presents the proposed zoning regulations, and shows how they have been developed in consideration of Provincial site standards packages. Program development work also considered lessons learned from past projects, best practices in other local municipalities, and analysis of the local context. The

proposed amendments would help facilitate the feasibility and uptake of infill housing while also meeting other City policies and regulations.

Table 2 provides details on the rationale for the City's response, showing how the proposed regulations seek to address potential regulatory barriers to infill housing development, as recommended in the Province's SSMUH policy manual.

Table 1: Infill Housing Zoning District Recommendations Compared with Provincial site standards

Zoning Regulation	Provincial site standards		Proposed Infill Housing Zoning
District	**Recommended 4 Unit Zoning**	**Recommended 6 Unit Zoning**	**Recommended 4 and 6 Unit Zoning*** *Regulations apply to both districts, except for select regulations varying by number of units where noted.
Setbacks	• Front Lot Line: Minimum of 4-6 m • Rear Lot Line: Minimum of 6 m for main buildings • ADUs: Minimum of 1.5 m • Side Lot Line: Combined minimum setback for side-yards of 3 m • No stepbacks	• Front Lot Line: Minimum of 2 m • Rear Lot Line: Minimum of 1.5 m • Side Lot Line: Minimum of 0-1.2 m • No stepbacks	• Front: 3.5 m (11.5 ft.) • Rear: if no lane: 3.0 m (9.8 ft.); if lane: 1.2 m (4 ft.) • Side (interior): 1.22 m (4 ft.) • Side (exterior): 3.0 m (9.84 ft.) • Building Separation (front/rear): 6.1 m (20 ft.) • Building Separation (side/accessory): 2.4 m (7.9 ft.) • Front and Side Stepback: none • Rear Stepback: if no lane: none; if lane: 5.0 m (16.4 ft.) stepback third storey from property line.
Height	• Maximum building height of 11 m to the mid-point of a pitched roof or highest point of a flat roof • Maximum 3 storeys	• Maximum building height of 11 m to the mid-point of a pitched roof or to the highest point of a flat roof • Maximum 3 storeys	• Sloped roof: maximum 12 m (39.4 ft.) • Flat roof: maximum 11 m (36.1 ft.) • Maximum 3 storeys

Zoning Regulation	Provincial site standards		Proposed Infill Housing Zoning
District	**Recommended 4 Unit Zoning**	**Recommended 6 Unit Zoning**	**Recommended 4 and 6 Unit Zoning*** *Regulations apply to both districts, except for select regulations varying by number of units where noted.
Lot Coverage	Maximum 40%	Maximum 60%	Building Coverage ○ 1 unit: maximum 35-40% depending on base zone ○ 2 units: maximum 40% ○ 3-4 units: maximum 45% ○ 5-6 units: maximum 50% Pervious Lot Coverage: ○ 2 units: minimum 45% ○ 3-6 units: minimum 40% Planted Site Space ○ 2 units: minimum 30% of lot ○ 3-4 units: minimum 20% of lot ○ 5-6 units: minimum 15% of lot ○ minimum 15 m^2 (161.46 $ft.^2$) ○ minimum 2.1 m (6.9 ft.)
Off-Street Parking	• Maximum 0.5 space/unit if lot is within 800 m of transit stop with a bus at a minimum frequency of every 15 minutes (measured between 7am – 7pm) • 0 parking if within 400 m • Maximum 1 space/unit otherwise	0	• within 400 m of prescribed bus stop: 0 spaces • outside 400 m: ○ 1.0 parking space per principal dwelling unit ○ 0.5 spaces for each of the first 2 secondary suites; and 1 space for each additional secondary suite.
Density	None		• 1 unit: 0.50-0.60 FSR depending on base zone • 2 units: 0.60 FSR • 3 units: 0.70 FSR • 4 units: 0.80 FSR • 5 units: 1.00 FSR • 6 units: 1.00 FSR

Zoning Regulation	Provincial site standards		Proposed Infill Housing Zoning
District	**Recommended 4 Unit Zoning**	**Recommended 6 Unit Zoning**	**Recommended 4 and 6 Unit Zoning*** *Regulations apply to both districts, except for select regulations varying by number of units where noted.
Bicycle Parking	None		• 1.5 bicycle spaces per dwelling unit

Table 2: Response to Provincial Guidance

Provincial Guidance [1]	City of New Westminster Response
Setbacks Adopt modest lot line setbacks	• Front setback reduced from existing single detached and duplex standards. The proposed setbacks are higher than recommended for four units, but lower than recommended for six units. A middle value is recommended for consistency across properties, and to help support space for tree planting in front yard. • Interior side setback set consistent with Manual. • Minimum exterior side setback higher than Manual to support public/private transition. • Rear setback reduced from existing single detached and duplex standards. The proposed setbacks are higher than recommended for 4 units, but lower than recommended for 6 units. A middle value for consistency across properties, and to support public/private transition at back of lot. • The stepback proposed at rear of property does not align with the Manual, but supports urban design goals to prevent shadowing along the narrower passage widths found in laneways, and to ensure privacy given the typically high amount of glazing found on the rear/front facades of livable building designs.
Height Insufficient height allowances	• Maximum building height increased to support three storeys, regardless of site gradient or roof style, to ensure overall building envelope is sufficient to allow for infill housing.
Lot coverage Protect pervious surfaces while enabling functional building footprints	• Site coverage restriction simplified to include all on-site structures. • Allowable site coverage increased for projects with more units, up to 60%, which aligns with Manual recommendations. • Planted site space minimums included, as part of pervious space, to emphasize stormwater management and biodiversity goals.

Off-Street Parking
On-site parking requirements that are too high
	• Within 400 metres of prescribed bus stop:
	  ○ None, as required.
	• Within 401 and 800 metres of prescribed bus stop:
	  ○ Proposed rates for principal units and first secondary suite higher than Manual because of vehicle ownership rates in New Westminster.
	  ○ Proposed rates for any additional secondary suites aligns with the Manual.
	• Outside 800 metres of prescribed bus stop:
	  ○ Proposed rates align for principal dwelling units and the first secondary suite.
	  ○ Proposed rates lower than required for additional secondary suites.
	• Projects may be eligible for parking variances when a rationale for a lower rate is provided.

Provincial Guidance [1]	City of New Westminster Response
Density Permit minimum of three or four units, depending on lot size. Remove maximum FSR requirements	• Proposal allows six units within 400 metres of prescribed transit, as required. • Proposal allows four units where the Province requires allowing only three. • Retention of FSR as a tool does not align with Manual. Use of FSR is recommended, as strategic exemptions would be used as incentives for features that support SSMUH goals, such as bicycle parking. The proposed approach maintains consistency with existing zones. • Greater FSR permitted for projects with more units, compared to single detached dwellings, would incentivize infill housing rather than allow larger single detached dwellings. This approach aligns with the Manual advice to grant greater allowances based on the number of units to promote higher-density development and discourage large single family dwellings.
Servicing requirements triggered by additional units	• The City made updates to the services requirements included in the Subdivision and Development Control Bylaw, including to runoff coefficients, fireflow requirements, infrastructure standards, and climate action requirements, to reflect regional standards and accommodate new infill housing forms.
Limitations on the visibility or positioning of entrances for non-principal dwellings	• Zoning Bylaw requirement regarding position of secondary suite entrances was removed as part of 2024 SSMUH implementation, and is instead proposed to be encouraged through infill housing development permit guidelines, to help support access by emergency responders.
Owner occupation requirements for secondary suites	• Not required, in alignment with Manual.

[1] As noted in *Provincial Policy Manual and Site Standards*, pages 37-45.

Attachment 7

Planning & Development Fees and Rates Bylaw No. 7683, 2014 Amendment Bylaw No. 8580, 2026

CORPORATION OF THE CITY OF NEW WESTMINSTER

PLANNING & DEVELOPMENT FEES AND RATES BYLAW NO. 7683, 2014, AMENDMENT BYLAW (INFILL HOUSING PROGRAM) NO. 8580, 2026

A Bylaw to Amend Planning & Development Fees and Rates Bylaw No. 7683, 2014.

WHEREAS the Council of the Corporation of the City of New Westminster deems it expedient to provide for fees for development services;

AND WHEREAS Section 194 of the Community Charter authorizes municipalities to, by bylaw, impose fees and charges in respect of all or part of a service of the municipality, the use of municipal property, or the exercise of authority to regulate, prohibit or impose requirements;

AND WHEREAS Section 931 of the Local Government Act authorizes municipalities to impose fees for an application to initiate changes to the provisions of a plan or bylaw under Part 26 or Part 27 of the Act, and for the issue of a local government permit under Part 26 or Part 27;

AND WHEREAS Council deems it necessary and desirable to exercise the authority provided by the Community Charter and the Local Government Act to cover costs of associated with the permits and applications processed by the Development Services Department;

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

Citation

1. This Bylaw may be cited for all purposes as “Planning & Development Fees and Rates Bylaw No. 7683, 2014 (Infill Housing Program) No. 8580, 2026”.

Amendments

2. Planning & Development Fees and Rates Bylaw No. 7683, 2014 is hereby amended as follows:

    1) Amend Schedule ‘B’, 2026 Planning and Development Fees and Rates, by:

        a. Replacing “Projects with less than six residential units, unless otherwise noted.” with “Projects with less than seven residential units, unless otherwise noted.” in the Development Permit table.

        b. Replacing “Basic service for Single Detached, Duplex Dwelling districts and child care uses.” with “Basic service for Single Detached,

Duplex Dwelling, and Infill Housing districts and child care uses." in the Heritage Revitalization Agreement table.

2) Amend Schedule 'C', 2026 Plumbing Fees, by replacing "Residential (SFD & Duplex), Townhomes" with "Residential (SFD & Duplex), Multiplex, Townhomes" in Section 3.0, Plumbing & Outside Services Permit Fee Schedule 5.0, and Section 6.0, Sprinkler Permit Fee Schedule.

GIVEN FIRST READING this _____ day of _____, 2026.

GIVEN SECOND READING this _____ day of _____, 2026.

GIVEN THIRD READING this _____ day of _____, 2026.

ADOPTED this _____ day of _____, 2026.

_____
Mayor Patrick Johnstone

_____
Sarah Goddard, Interim Corporate Officer

Attachment *8*

Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004, Amendment Bylaw No. 8585, 2026

CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8585, 2026

Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004
Amendment Bylaw No. 8585, 2026

WHEREAS the Council of the Corporation of the City of New Westminster has adopted Business Regulations And Licensing (Rental Units) Bylaw No. 6926, 2004;

AND WHEREAS the Council of the Corporation of the City of New Westminster wishes to amend Business Regulations And Licensing (Rental Units) Bylaw No. 6926, 2004;

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

Citation

1. This Bylaw may be cited for all purposes as “Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004, Amendment Bylaw No. 8585, 2026”.

Amendments

2. Business Regulations And Licensing (Rental Units) Bylaw No. 6926, 2004 is hereby amended by:

    i) Adding the following definitions in alphabetical order to Section 2

    accessory dwelling unit means a dwelling unit which is accessory to and shares the same legal title as a permitted principal residential dwelling unit, and for certainty includes detached accessory dwelling units and secondary suites as defined in the City’s zoning bylaw.

    ii) By deleting Section 10 and replacing it with:

    This Part does not apply to the rental of up to two dwelling units on a parcel with a total of no more than three dwelling units provided that the registered owner occupies one dwelling unit on the parcel as their principal residence, and:
    a) in the case of a property with two *dwelling units*, one of them is an *accessory dwelling unit.*
    b) in the case of a property with three dwelling units, two of them are *accessory dwelling units*.

    iii) By deleting Section 11 (b) and replacing with:

(b) the licence fee prescribed in City of New Westminster Business Licence Bylaw No. 8473, 2024, as amended from time to time, has been paid; and

GIVEN FIRST READING this	day of	, 2026.
GIVEN SECOND READING this	day of	, 2026.
GIVEN THIRD READING this	day of	, 2026.
ADOPTED this	day of	, 2026.

_____

Mayor Patrick Johnstone

_____

Sarah Goddard, Interim Corporate Officer

Attachment *9*

Bylaw Notice Enforcement Bylaw No. 7318, 2009, Amendment Bylaw No. 8582, 2026

CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8582, 2026

Bylaw Notice Enforcement Bylaw No. 7318, 2009,
Amendment Bylaw No. 8582, 2026

WHEREAS the Council of the Corporation of the City of New Westminster has adopted Bylaw Notice Enforcement Bylaw No. 7318, 2009;

AND WHEREAS the Council of the Corporation of the City of New Westminster wishes to amend Bylaw Notice Enforcement Bylaw No. 7318, 2009;

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

Citation

1. This Bylaw may be cited for all purposes as “Bylaw Notice Enforcement Bylaw No. 7318, 2009, Amendment Bylaw No. 8582, 2026”.

Amendments

2. Bylaw Notice Enforcement Bylaw No. 7318, 2009 is hereby amended by:

    i) Deleting Schedule A – Contraventions and Penalties, Table of Bylaws in its entirety and replacing it with the Schedule A - Contraventions and Penalties, Table of Bylaws attached to and forming part of this Bylaw.

    ii) Deleting Schedule A – Contraventions and Penalties, Part 27 in its entirety and replacing it with Schedule A – Contraventions and Penalties, Part 27 attached to and forming part of this Bylaw.

GIVEN FIRST READING this	day of	, 2026.
GIVEN SECOND READING this	day of	, 2026.
GIVEN THIRD READING this	day of	, 2026.
ADOPTED this	day of	, 2026.

Mayor Patrick Johnstone

Sarah Goddard, Interim Corporate Officer

SCHEDULE A - CONTRAVENTIONS AND PENALTIES	
TABLE OF BYLAWS	
Animal Care and Control Bylaw No. 7586, 2013	Part 1
Bee Keeping Bylaw No. 6648, 2000	Part 2
Building Bylaw No. 6897, 2003	Part 3
Business Licence Bylaw No. 8473, 2024	Part 4
Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004	Part 5
Commercial Vehicle Bylaw No. 5789, 1988	Part 6
Construction Noise Bylaw No. 6063, 1992	Part 7
Controlled Substance Property Bylaw No. 6679, 2001	Part 8
Erosion and Sediment Control Bylaw No. 7754, 2016	Part 29
Film Permit Bylaw No. 7793, 2016	Part 28
Fire Protection Bylaw No. 6940, 2004	Part 9
Graphic Image Delivery Bylaw No 8488, 2024	Part 34
Heritage Property Maintenance Standards Bylaw No. 7971, 2018	Part 31
Light Intrusion Bylaw No. 7277, 2008	Part 10
Mobile Food Vending Licence Bylaw No. 7850, 2016	Part 30
Noise Bylaw No. 6520, 1999	Part 11
Panhandling Bylaw No. 6460, 1998	Part 12
Parks Regulation Bylaw No. 3646, 1959	Part 13
Pesticides Bylaw No. 7288, 2008	Part 14
Plumbing Bylaw No. 4901, 1976	Part 15
Public Nuisance Bylaw No. 6478, 1998	Part 16
Riparian Areas Protection Bylaw No 7033, 2005	Part 33
Sewerage and Drainage Regulation Bylaw No. 7746, 2015	Part 17
Sign Bylaw No. 7867, 2017	Part 18
Smoking Control Bylaw No. 6263, 1995	Part 19
Soil Deposit Regulation Bylaw No. 7102, 2006	Part 20
Solid Waste Bylaw No. 7634, 2014	Part 21
Street and Traffic Bylaw No. 7664, 2015	Part 22
Towing, Private Impoundment and Vehicle Immobilization Bylaw No 6127, 1993	Part 32
Tree Protection and Regulation Bylaw No. 7799, 2016	Part 23
Unsightly Premises Bylaw No. 5969, 1991	Part 24
Water Shortage Response Bylaw No. 6948, 2004	Part 25
Waterworks Regulation Bylaw No. 7631, 2013	Part 26
Zoning Bylaw No. 6680, 2001	Part 27

SCHEDULE A – CONTRAVENTIONS AND PENALTIES						
Part 27						
Zoning Bylaw No. 6680, 2001						
A1	A2	A3	A4	A5	A6	A7
Bylaw No.	Section	Description	Penalty ($)	Early Payment Penalty ($)	Late Payment Penalty ($)	Compliance Agreement Available (50% of Penalty)
6680, 2001	130.1	Fail to comply with provisions	200.00	150.00	225.00	NO
6680, 2001	130.4	Obstructing inspection	500.00	475.00	525.00	NO
6680, 2001	140.1	Fail to provide required parking	200.00	150.00	225.00	NO
6680, 2001	140.6	Parking not accessible	200.00	150.00	225.00	NO
6680, 2001	140.38	Improperly surfaced parking	200.00	150.00	225.00	NO
6680, 2001	140.39	Improperly surfaced parking	200.00	150.00	225.00	NO
6680, 2001	140.43	Not maintaining landscaping on setback / inadequate screening	200.00	150.00	225.00	NO
6680, 2001	140.44	Not maintaining landscaping on setback / inadequate screening	200.00	150.00	225.00	NO
6680, 2001	140.45	Not maintaining landscaping on setback / inadequate screening	200.00	150.00	225.00	NO
6680, 2001	140.46(a)	No parking – front yard	200.00	150.00	225.00	NO
6680, 2001	140.46(b)	Prohibited off-street parking	200.00	150.00	225.00	NO
6680, 2001	140.46 (c)	Parking on setback	200.00	150.00	225.00	NO
6680, 2001	140.46(d)	Parking on setback	200.00	150.00	225.00	NO
6680, 2001	140.46 (e)	Parking on setback	200.00	150.00	225.00	NO
6680, 2001	140.46 (f)	Parking on setback	200.00	150.00	225.00	NO
6680, 2001	140.47(a)	No parking – front yard	200.00	150.00	225.00	NO
6680, 2001	140.47(b)	Parking on setback	200.00	150.00	225.00	NO
6680, 2001	140.47(c)	Prohibited off-street parking	200.00	150.00	225.00	NO
6680, 2001	140.48(a)	No parking – front yard	200.00	150.00	225.00	NO
6680, 2001	140.48(b)	Parking on setback	200.00	150.00	225.00	NO
6680, 2001	160.10	Not maintaining landscaping on setback / inadequate screening	200.00	150.00	225.00	NO

SCHEDULE A – CONTRAVENTIONS AND PENALTIES						
Part 27						
Zoning Bylaw No. 6680, 2001						
A1	A2	A3	A4	A5	A6	A7
Bylaw No.	Section	Description	Penalty ($)	Early Payment Penalty ($)	Late Payment Penalty ($)	Compliance Agreement Available (50% of Penalty)
6680, 2001	170.19 (a)	Fail to comply with setback	200.00	150.00	225.00	NO
6680, 2001	170.19 (b)	Fail to comply with setback	200.00	150.00	225.00	NO
6680, 2001	170.19 (c)	Outdoor storage exceed permitted height	200.00	150.00	225.00	NO
6680, 2001	170.19 (d)	Inadequate screening	200.00	150.00	225.00	NO
6680, 2001	170.19 (e)	Fail to comply with setback	200.00	150.00	225.00	NO
6680, 2001	170.20 (a)	Fail to comply with setback	200.00	150.00	225.00	NO
6680, 2001	170.20 (b)	Inadequate screening	200.00	150.00	225.00	NO
6680, 2001	170.20(c) (i)	Exceeds allowed quantity	200.00	150.00	225.00	NO
6680, 2001	170.20 (c) (ii)	Exceeds allowed height	200.00	150.00	225.00	NO
6680, 2001	170.20 (d) (i)	Exceeds allowed height	200.00	150.00	225.00	NO
6680, 2001	170.20 (d) (ii)	Fail to comply with setback	200.00	150.00	225.00	NO
6680, 2001	170.20 (d) (iii)	Fail to comply with setback	200.00	150.00	225.00	NO
6680, 2001	190.28(n) (1)	Unpermitted home based business	400.00	350.00	425.00	NO
6680, 2001	190.1	Use contrary to zoning	200.00	150.00	225.00	NO
6680, 2001	190.2	Altering contrary to zoning or special conditions	200.00	150.00	225.00	NO
6680, 2001	190.14	Fence, Wall, Hedge >3ft. on Corner Lot	200.00	150.00	225.00	NO
6680, 2001	190.16	Fence, wall, hedge exceed permitted height	200.00	150.00	225.00	NO
6680, 2001	190.17	Fence, wall, hedge exceed permitted height	200.00	150.00	225.00	NO
6680, 2001	190.19	Advertising or display on fences	200.00	150.00	225.00	NO

SCHEDULE A – CONTRAVENTIONS AND PENALTIES						
Part 27						
Zoning Bylaw No. 6680, 2001						
A1	A2	A3	A4	A5	A6	A7
Bylaw No.	Section	Description	Penalty ($)	Early Payment Penalty ($)	Late Payment Penalty ($)	Compliance Agreement Available (50% of Penalty)
6680, 2001	190.21.5	Habitable room in basement	200.00	150.00	225.00	NO
6680, 2001	190.22(a)	Sink / cooking facilities in sleeping unit	200.00	150.00	225.00	NO
6680, 2001	190.22(b)	Inadequate bathroom for sleeping unit	200.00	150.00	225.00	NO
6680, 2001	190.25(d)	Exceeds allowed number of occupants	200.00	150.00	225.00	NO
6680, 2001	190.28(c)	Generates disturbance or hazards	200.00	150.00	225.00	NO
6680, 2001	190.28(f)	Exterior storage for home based business	200.00	150.00	225.00	NO
6680, 2001	190.28(h)	Exceeds parking requirement	200.00	150.00	225.00	NO
6680, 2001	190.28(k)	Retail sales of goods	200.00	150.00	225.00	NO
6680, 2001	190.28(n)(2)	Unpermitted home based business	400.00	350.00	425.00	NO
6680, 2001	190.28(o)	Unpermitted on-site storage	200.00	150.00	225.00	NO
6680, 2001	190.29	Secondary suite non-compliant with regulations	200.00	150.00	225.00	NO
6680, 2001	190.29. 1	Secondary suite non-compliant with regulations	200.00	150.00	225.00	NO
6680, 2001	190.48.1	Operating outside permitted location	500.00	450.00	525.00	NO
6680, 2001	190.48.2 (b)	Permitting production/growing/cultivation	500.00	450.00	525.00	NO
6680, 2001	190.48.2 (c)	Offer to sell non-cannabis products	500.00	450.00	525.00	NO
6680, 2001	190.48.2 (d)	Located in same unit as other use	500.00	450.00	525.00	NO
6680, 2001	190.48.3 (b)	Processing/manufacturing in dwelling unit	500.00	450.00	525.00	NO
6680, 2001	190.48.3 (c)	Sale of cannabis from a dwelling unit	500.00	450.00	525.00	NO
6680, 2001	190.48.3 (d)	Cultivation outside of an area of private occupancy	500.00	450.00	525.00	NO

SCHEDULE A – CONTRAVENTIONS AND PENALTIES						
Part 27						
Zoning Bylaw No. 6680, 2001						
A1	**A2**	**A3**	**A4**	**A5**	**A6**	**A7**
Bylaw No.	**Section**	**Description**	**Penalty ($)**	**Early Payment Penalty ($)**	**Late Payment Penalty ($)**	**Compliance Agreement Available (50% of Penalty)**
6680, 2001	750.25	Operations not within completely enclosed building	500.00	450.00	525.00	NO

Attachment *10*

Municipal Ticket Information Bylaw No. 8077, 2019, Amendment Bylaw No. 8583, 2026

CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8583, 2026

Municipal Ticket Information Bylaw No. 8077, 2019,
Amendment Bylaw No. 8583, 2026

WHEREAS the Council of the Corporation of the City of New Westminster has adopted Municipal Ticket Information Bylaw No. 8077, 2019;

AND WHEREAS the Council of the Corporation of the City of New Westminster wishes to amend Municipal Ticket Information Bylaw No. 8077, 2019;

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

Citation

1. This Bylaw may be cited for all purposes as “Municipal Ticket Information Bylaw No. 8077, 2019, Amendment Bylaw No. 8583, 2026”.

Amendments

2. Municipal Ticket Information Bylaw No. 8077, 2019 is hereby amended by:

    i) Replacing all references to Manager, Integrated Services in Schedule A with Manager, Bylaw Services.

    ii) Deleting Schedule B – Table of Bylaws in its entirety and replacing it with the Schedule B - Table of Bylaws attached to and forming part of this Bylaw.

    iii) Deleting Schedule B – Contraventions and Penalties, Part 27 in its entirety and replacing it with Schedule B – Contraventions and Penalties, Part 27 attached to and forming part of this Bylaw.

GIVEN FIRST READING this	day of	, 2026.
GIVEN SECOND READING this	day of	, 2026.
GIVEN THIRD READING this	day of	, 2026.
ADOPTED this	day of	, 2026.

Mayor Patrick Johnstone

Sarah Goddard, Interim Corporate Officer

SCHEDULE B	
TABLE OF BYLAWS	
Animal Care and Control Bylaw No. 7586, 2013	Part 1
Bee Keeping Bylaw No. 6648, 2000	Part 2
Building Bylaw No. 6897, 2003	Part 3
Business Licence Bylaw No. 8473, 2024	Part 4
Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004	Part 5
Commercial Vehicle Bylaw No. 5789, 1988	Part 6
Construction Noise Bylaw No. 6063, 1992	Part 7
Controlled Substance Property Bylaw No. 6679, 2001	Part 8
Erosion and Sediment Control Bylaw No. 7754, 2016	Part 29
Film Permit Bylaw No. 7793, 2016	Part 28
Fire Protection Bylaw No. 6940, 2004	Part 9
Graphic Image Delivery Bylaw No. 8488, 2024	Part 34
Heritage Property Maintenance Standards Bylaw No. 7971, 2018	Part 31
Light Intrusion Bylaw No. 7277, 2008	Part 10
Mobile Food Vending Licence Bylaw No. 7850, 2016	Part 30
Noise Bylaw No. 6520, 1999	Part 11
Panhandling Bylaw No. 6460, 1998	Part 12
Parks Regulation Bylaw No. 3646, 1959	Part 13
Pesticides Bylaw No. 7288, 2008	Part 14
Plumbing Bylaw No. 4901, 1976	Part 15
Public Nuisance Bylaw No. 6478, 1998	Part 16
Riparian Areas Protection Bylaw No. 7033, 2005	Part 33
Sewerage and Drainage Regulation Bylaw No. 7746, 2015	Part 17
Sign Bylaw No. 7867, 2017	Part 18
Smoking Control Bylaw No. 6263, 1995	Part 19
Soil Deposit Regulation Bylaw No. 7102, 2006	Part 20
Solid Waste Bylaw No. 7634, 2014	Part 21
Street and Traffic Bylaw No. 7664, 2015	Part 22
Towing, Private Impoundment and Vehicle Immobilization Bylaw No 6127, 1993	Part 32
Tree Protection and Regulation Bylaw No. 7799, 2016	Part 23
Unsightly Premises Bylaw No. 5969, 1991	Part 24
Water Shortage Response Bylaw No. 6948, 2004	Part 25
Waterworks Regulation Bylaw No. 7631, 2013	Part 26
Zoning Bylaw No. 6680, 2001	Part 27

SCHEDULE B – CONTRAVENTIONS AND PENALTIES			
Part 27			
Zoning Bylaw No. 6680, 2001			
1	2	3	4
Bylaw No.	**Section**	**Description**	**Penalty ($)**
6680, 2001	130.1	Fail to comply with provisions	1,000.00
6680, 2001	130.4	Obstructing inspection	1,000.00
6680, 2001	140.1	Fail to provide required parking	750.00
6680, 2001	140.6	Parking not accessible	750.00
6680, 2001	140.38	Improperly surfaced parking	750.00
6680, 2001	140.39	Improperly surfaced parking	750.00
6680, 2001	140.43	Not maintaining landscaping on setback	750.00
6680, 2001	140.44	Inadequate screening	750.00
6680, 2001	140.45	Inadequate screening	750.00
6680, 2001	140.46(a)	No parking – front yard	750.00
6680, 2001	140.46(b)	Prohibited off-street parking	750.00
6680, 2001	140. 46(c)	Parking on setback	750.00
6680, 2001	140.46(d)	Parking on setback	750.00
6680, 2001	140. 46(e)	Parking on setback	750.00
6680, 2001	140.46(f)	Parking on setback	750.00
6680, 2001	140.47(a)	No parking – front yard	750.00
6680, 2001	140.47(b)	Parking on setback	750.00
6680, 2001	140.47(c)	Prohibited off-street parking	750.00
6680, 2001	140.48(a)	No parking – front yard	750.00
6680, 2001	140.48(b)	Parking on setback	750.00
6680, 2001	160.10	Inadequate screening	750.00
6680, 2001	170.19 (a)	Fail to comply with setback	750.00
6680, 2001	170.19 (b)	Fail to comply with setback	750.00
6680, 2001	170.19 (c)	Outdoor storage exceed permitted height	750.00
6680, 2001	170.19 (d)	Inadequate screening	750.00
6680, 2001	170.19 (e)	Fail to comply with setback	750.00
6680, 2001	170.20 (a)	Fail to comply with setback	750.00
6680, 2001	170.20 (b)	Inadequate screening	750.00
6680, 2001	170.20(c) (i)	Exceeds allowed quantity	750.00
6680, 2001	170.20 (c) (ii)	Exceeds allowed height	750.00
6680, 2001	170.20 (d) (i)	Exceeds allowed height	750.00
6680, 2001	170.20 (d) (ii)	Fail to comply with setback	750.00

SCHEDULE B – CONTRAVENTIONS AND PENALTIES			
Part 27			
Zoning Bylaw No. 6680, 2001			
1	**2**	**3**	**4**
Bylaw No.	**Section**	**Description**	**Penalty ($)**
6680, 2001	170.20 (d) (iii)	Fail to comply with setback	750.00
6680, 2001	190.28(n)(2)	Unpermitted home based business	1,000.00
6680, 2001	190.28(n (1)	Unpermitted home based business	1,000.00
6680, 2001	190.1	Use contrary to zoning	750.00
6680, 2001	190.2	Altering contrary to zoning or special conditions	750.00
6680, 2001	190.14	Fence, Wall, Hedge >3ft. on Corner Lot	750.00
6680, 2001	190.16	Fence, wall, hedge exceed permitted height	750.00
6680, 2001	190.17	Fence, wall, hedge exceed permitted height	750.00
6680, 2001	190.19	Advertising or display on fences	750.00
6680, 2001	190.21.5	Habitable rooms in basements	750.00
6680, 2001	190.22(a)	Sink / cooking facilities in sleeping unit	750.00
6680, 2001	190.22(b)	Inadequate bathroom for sleeping unit	750.00
6680, 2001	190.25(d)	Exceeds allowed number of occupants	750.00
6680, 2001	190.28(c)	Generates disturbance or hazards	750.00
6680, 2001	190.28(f)	Exterior storage for home based business	750.00
6680, 2001	190.28(h)	Exceeds parking requirement	750.00
6680, 2001	190.28(k)	Retail sales of goods	750.00
6680, 2001	190.28(n)(2)	Unpermitted home based business	1,000.00
6680, 2001	190.28(o)	Unpermitted on-site storage	1,000.00
6680, 2001	190.29	Secondary suite non-compliant with regulations	1,000.00
6680, 2001	190.29.1	Secondary suite non-compliant with regulations	1,000.00
6680, 2001	190.48.1	Operating outside permitted location	1,000.00
6680, 2001	190.48.2 (b)	Permitting production/growing/cultivation	1,000.00
6680, 2001	190.48.2 (c)	Offer to sell non-cannabis products	1,000.00
6680, 2001	190.48.2 (d)	Located in same unit as other use	1,000.00
6680, 2001	190.48.3 (b)	Processing/manufacturing in dwelling unit	1,000.00
6680, 2001	190.48.3 (c)	Sale of cannabis from a dwelling unit	1,000.00
6680, 2001	190.48.3 (d)	Cultivation outside of an area of private occupancy	1,000.00
6680, 2001	750.25	Operations not within completely enclosed building	1,000.00

Attachment *11*

Queen's Park Heritage Conservation Area Protection: Evaluation Checklist

QUEEN'S PARK HERITAGE CONSERVATION AREA PROTECTION: EVALUATION CHECKLIST

CRITERIA	SCORE	SCORING SYSTEM (NO HALF MARKS)
Heritage and Character Merit		
The building design is a good example of its architectural style (including vernacular styles). OR The building is one of few examples of this style/era/year in the neighbourhood.	/2	0 = no 1 = somewhat 2 = yes
The building contributes to a cohesive streetscape in style or massing. OR The building provides a counterpoint or is prominent in its architectural style/and or massing or is a landmark in the street.	/2	0 = no 1 = somewhat 2 = yes
The building is associated with a historic person, event, construction technique, unusual material use, or similar distinguishing or historic feature. OR The building is significant for its age/longevity.	/2	0 = no 1 = some significance of note 2 = strong or important associations, age, features etc…
Total score for heritage and character merit	*/6*	
Restoration Potential		
The building has retained the original form and massing associated with its architectural style.	/2	0 = no 1 = somewhat 2 = yes
The building's exterior retains heritage or architectural design features.	/2	0 = none 1 = some 2 = most
Restoration to appropriate character features of the original architectural style is feasible and reasonable.	/2	0 = not salvageable 1 = achievable with work 2 = restoration is clear
Total score for restoration potential	*/6*	
Development Potential		
Could the maximum achievable FSR be built on the lot with no or reasonable variances?	/1	0 = no 1 = yes
Could the maximum achievable FSR be built without compromising the character merit or historic features of the building?	/1	0 = no 1 = yes
Can 0.5 FSR be achieved on the lot with no or reasonable variances?	/1	0 = no 1 = yes
Could 0.5 FSR be achieved without substantially compromising the character merit or historic features of the building?	/1	0 = no 1 = yes
Could the additional floor space be achieved through a feasible and reasonable renovation?	/2	0 = no 1 = achievable with work or some difficulty 2 = yes
Total score for development potential	*/6*	
Total Score	**/18**	Retention is required with a score of 10 or higher

Attachment 12

Summary of Bylaws for Consideration

Summary of Bylaws for Consideration

To implement the Housing Accelerator Fund initiatives, four amendment bylaws are presented for Council consideration, as summarized below.

Official Community Plan Amendment Bylaw (Infill Housing Program) No. 8573, 2026

Generally, this bylaw would:

- Update the OCP land use map to permit up to six infill housing units on approximately 3,000 single detached and duplex properties, excluding Queensborough, Transit Oriented Development Areas, and properties identified for other land uses, such as townhouses.
- Establish new Infill Housing Development Permit Area guidelines.

In accordance with Section 477(3)(a) of the *LGA*, an OCP Amendment Bylaw must be considered in conjunction with and be deemed to be consistent with:

- the City's Capital Expenditure Program as contained in the Five Year Financial Plan, and
- the Region's Integrated Solid Waste and Resource Management Plan, Integrated Liquid Waste and Resource Management Plan, and Drinking Water Management Plan.

Official Community Plan Amendment Bylaw (Infill Housing Program) No. 8573, 2026 has been reviewed by the Directors of Engineering & Public Works and Finance, and no inconsistency has been identified (see Attachment 2).

It is recommended that this bylaw be given first and second readings, and be forwarded to a public hearing.

Zoning Amendment Bylaw (Infill Housing Program) No. 8578, 2026

This bylaw would:

- Create new zoning districts that allow infill housing, which include regulations such as unit type, density, vehicle parking, and tenure, site coverage, setbacks, and height.
- Pre-zone approximately 1,900 properties to allow up to four units and 1,100 properties to allow up to six units.
- Allow property owners to retain, renovate or rebuild detached houses, with/without secondary suites and/or laneway/carriage houses.

It is recommended that this bylaw be given first and second readings, and be forwarded to a public hearing.

Planning & Development Fees and Rates Amendment Bylaw No. 8580, 2026

This bylaw would:

- Update the development permit fee category for less than six residential units, which is applied as a flat rate, to include all infill housing projects by applying the fee to projects with less than seven residential units.
- Amend the basic fee category for Heritage Revitalization Agreements to also apply to Infill Housing districts.
- Update plumbing and sprinkler fee categories for “Residential (SFD & Duplex), Townhomes” to add “Multiplex” to the list of building types where these fees apply.

It is recommended that this bylaw be given first, second and third readings.

Business Regulations and Licensing (Rental Units) Amendment Bylaw No. 8585, 2026

This bylaw would:

- Continue to exempt an owner of a property with a single detached dwelling from being required to have a business licence to renting a secondary suite or a laneway house when they live on site.
- Expand the exemption to including the renting of secondary suites in new building forms (e.g. duplex, townhouse) when the owner lives on the same property.

It is recommended that this bylaw be given first, second and third readings.

Bylaw Notice Enforcement Bylaw No. 8582, 2026

This bylaw would:

- Implement minor updates to ensure continued alignment with the Zoning Bylaw.

It is recommended that this bylaw be given first, second and third readings.

Municipal Ticket Information Bylaw No. 8077, 2019, Amendment Bylaw No. 8077, 2026

This bylaw would:

- Implement minor updates to ensure continued alignment with the Zoning Bylaw.

It is recommended that this bylaw be given first, second and third readings.

Attachment *13*

Local Government Act Requirements for Early and Ongoing Consultation

Local Government Act Requirements for Early and Ongoing Consultation

There are two relevant sections in the *Local Government Act* (*LGA*) that direct the City's approach to the consideration of early and ongoing consultation at the time of an amendment to the Official Community Plan.

Consultation During Development Of Official Community Plan

Section 475 of the *LGA* states:

475. (1) During the development of an official community plan, or the repeal or amendment of an official community plan, the proposing local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected.

(2) For the purposes of subsection (1), the local government must

(a) consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing, and

(b) specifically consider whether consultation is required with the following:

(i) the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;

(ii) the board of any regional district that is adjacent to the area covered by the plan;

(iii) the council of any municipality that is adjacent to the area covered by the plan;

(iv) first nations;

(v) boards of education, greater boards and improvement district boards;

(vi) the Provincial and federal governments and their agencies.

(3) Consultation under this section is in addition to the public hearing required under section 477 (3) (c).

(4) If the development of an official community plan, or the repeal or amendment of an official community plan, might affect agricultural land, the proposing local government must consult with the Agricultural Land Commission.

For each Official Community Plan amendment staff assess which persons, organizations and authorities may be affected by the scope of the proposed amendment, and makes a recommendation to Council seeking direction to consult with the identified organizations. This assessment considers factors such as whether the changes facilitate additional growth, have cross-boundary implications, and whether that growth has an impact on regional infrastructure.

Once directed by Council, a letter is typically sent to the identified agencies, advising of the project, and providing an opportunity to meet with staff. When appropriate, agency staff are also invited to attend City consultation events, though one on one meetings are often preferred as they allow for a focus on the relevant impacts. Once the draft material or updates have been prepared, staff share the material and request feedback. Agencies and authorities are notified at project milestones, such as when bylaws advance to Council for consideration and when public hearings are scheduled.

When feedback is provided staff to staff, it is summarized as feedback in a Council report. When formal feedback is provided as a letter, the letter is included in the Council report instead of a summary.

<u>Consultation on Planning For School Facilities</u>

Section 476 of the *LGA* states:

476. (1) If a local government has adopted, or proposes to adopt or amend, an official community plan for an area that includes the whole or any part of one or more school districts, the local government must consult with the boards of education for those school district
    (a) at the time of preparing or amending the official community plan, and
    (b) in any event, at least once in each calendar year.
(2) For consultation under subsection (1), the local government must seek the input of the boards of education on the following:
    (a) the actual and anticipated needs for school facilities and support services in the school districts;
    (b) the size, number and location of the sites anticipated to be required for the school facilities referred to in paragraph (a);
    (c) the type of school anticipated to be required on the sites referred to in paragraph (b);
    (d) when the school facilities and support services referred to in paragraph (a) are anticipated to be required;
    (e) how the existing and proposed school facilities relate to existing or proposed community facilities in the area.

Regarding section 476(1)(a), similar to the approach taken with other agencies, once directed by Council, a letter is sent to the School District, advising of the project, and providing an opportunity to meet with staff. Once the draft material have been prepared, staff share the material and request feedback. A summary of staff feedback is included in a Council report, and when received, a formal response letter is also included in the Council report.

In addition to requiring consultation on amendments to the Official Community Plan, the *LGA* requires that the City consult the School District at least annually. The School District is also required by Section 142 of the *School Act* to consult with the City and

consider the implication of community plans during the creation of a capital plan. Their capital plan sets out the School District's plans for the renovation or development of proposed school sites and facilities. Section 574 of the *Local Government Act* similarly requires the School District to consult with the City before submitting their capital plan, and make reasonable efforts to reach agreement on a projection of the number of chargeable development units and school aged children, for school site acquisition planning purposes.

Given these requirements, the City and School District have taken an approach of regular and ongoing discussions. This approach has been more responsive to often iterative updates made to plans in both organizations. For example, in response to the new growth enabled by provincial housing legislation, the School District has launched the process to update their Long Range Facilities Plan, which in turn will inform the School District's Capital Plan.

The School District's updated long range plan will include recommendations for the school infrastructure needed to create the capacity to support students as the City grows. This will replace the previous Long Range Facilities Plan, adopted in October 2023, which identified the need to:

- acquire a site for an elementary school site in the Fraser River Zone;
- further expand the Queen Elizabeth Elementary School;
- construct a middle school in the Fraser River Zone; and
- acquire additional sites to expand Queensborough Middle School.

The recent changes made the Official Community Plan, and proposed changes to the Queensborough Community Plan, would mean that once land is acquired for the new schools, no Official Community Plan amendment would be required, as schools have been added as a permitted use to most land use designations.

Once the new long range plan is complete, the School District may decide to give feedback to the City that could be used to inform a future update to the Official Community Plan. City staff is open to this feedback both during and outside of a legislatively required consultation process. At anytime the City could choose to initiate an Official Community Plan amendment process in response to School District feedback.