

CORPORATION OF THE CITY OF NEW WESTMINSTER

BYLAW NO. 7464, 2011

A Bylaw to amend a section of the City of New Westminster Zoning Bylaw No. 6680, 2001

WHEREAS it is a community priority to meet the diversity of housing needs in the City;

AND WHEREAS the City has an aging population with a growing need for housing that is suitable to allow aging-in-place;

AND WHEREAS the Provincial Government has amended the BC Building Code to include adaptable housing standards to be implemented at the local government's discretion;

NOW THEREFORE the Council of the City in open meeting assembled hereby enacts as follows:

1. This Bylaw may be cited as "Zoning Amendment (Adaptable Housing) Bylaw No.7464, 2011".
2. City of New Westminster Zoning Bylaw No. 6680, 2001 (the "Zoning Bylaw") is hereby amended as follows:
 - a. Section 120 DEFINITIONS is amended by adding the following definition of "Adaptable Dwelling Unit" as 120.4.1 immediately after S. 120.4:

"120.4.1 ADAPTABLE DWELLING UNIT means a unit that is constructed to comply with the standards specified under subsection 3.8.5 Adaptable Dwelling Units in the British Columbia Building Code."
 - b. In Section 120 DEFINITIONS, the definition of FLOOR SPACE RATIO is amended as follows:
 - i) deleting the fourth line of the opening paragraph and substituting:

"each floor level (the "Gross Floor Area") by the site area except the following shall not be included."
 - ii) adding the following proviso after subsection (g):

"h) provided that in respect of any building containing multiple unit residential uses to which Section 190.21.1 applies, there shall be deducted from Gross Floor Area before it is divided by the site area 1.85 square metres (19.90 square feet) multiplied by the total number of one bedroom adaptable dwelling units and 2.80 square metres (30.14 square feet) multiplied by the total number of two or more bedroom adaptable dwelling units."

- c. Section 190 GENERAL REGULATIONS is amended by adding the following as Section 190.21.1 "Adaptable Housing Requirements" immediately after Section 190.20:

"190.21.1 A minimum of 40% of all single-storey dwelling units in buildings that contain multiple unit residential uses, which employ interior corridors or exterior passageways for access to the dwelling units, must be constructed as Adaptable Dwelling Units in accordance with the standards specified under subsection 3.8.5 Adaptable Dwelling Units in the British Columbia Building Code."

- d. Section 190.21 is renumbered as 190.21.2.

3. This Bylaw shall come into force and effect on May 1, 2012.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this 30 day of MAY, 2011.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this 30 day of MAY, 2011.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this 28 day of JUNE, 2011.

ADOPTED on an affirmative vote of a majority of all members of Council on this 28 day of JUNE, 2011.


MAYOR WAYNE WRIGHT
MAYOR


JUDY TURNER, ACTING CORPORATE OFFICER CITY CLERK