

CORPORATION OF THE CITY OF NEW WESTMINSTER  
ZONING AMANDMENT BYLAW (PASSIVE DESIGN EXCLUSIONS)  
NO. 7953, 2018

ADOPTED \_\_\_\_\_

A Bylaw to Amend Zoning Bylaw No. 6680, 2001

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The Municipal Council of the City of New Westminster, in open meeting assembled,  
ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (Passive Design Exclusions) No. 7953, 2018”
2. Zoning Bylaw No. 6680, 2001 is hereby amended by inserting the following definitions in **Section 120 Definitions**:

- 120.71.1 ENERGY STEP CODE means the energy efficiency standards set out in sections 9.36.6 and 10.2.3 of the **BC Building Code**.
- 120.141.1 PASSIVE HOUSE is a building certified, by an accredited Passive House certifier, as meeting the Passive House Standard established by the International Passive House Institute.

3. Zoning Bylaw No. 6680, 2001 is further amended by:

**RS-1 Amendments**

- a) Inserting as subsection 310.11.1:

“310.11.1 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.”

- b) Adding the following text in the table that appears in s. 310.13, in the “Requirement” for “Maximum *Building Height*”:

“, or 8.84 metres (29 feet) for a principal building that meets Step 5 of the Energy Step Code, or is a Passive House.”

- c) Inserting the following as a new subsection to be numbered 310.18.1:

“The maximum *detached accessory area* may be increased by:

- (a) 0.01 if the detached accessory building meets Step 3 of the Energy Step Code;
- (b) 0.03 if the detached accessory building meets Step 4 of the Energy Step Code; or
- (c) 0.05 if the detached accessory building meets Step 5 of the Energy Step Code, or is a Passive House.”

### **NR-1 Amendments**

- d) Inserting the following as a new subsection to be numbered 320.16.1:  
“320.16.1 The maximum floor space ratio of all floors above a basement, cellar or slab level 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.”
- e) In the table that appears in s. 320.22 in the “Requirement” for “Maximum *Building Height*”, adding the following text:  
  
“, or 8.84 metres (29 feet) for a principal building that meets Step 5 of the Energy Step Code, or is a Passive House.”
- f) Inserting the following as a new subsection to be numbered 320.28.1:  
“The maximum *detached accessory area* 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;
  - (c) 0.05 if the building meets Step 5 of the Energy Step Code, or is a Passive House.”

### **RQ-1 Amendments**

- g) In 330.21, adding the following text before the table:  
“The maximum floor space on a parcel shall be calculated in accordance with the following table, except that the maximum floor space may be increased by a floor space ratio of:
  - (d) 0.01 if the building meets Step 3 of the Energy Step Code;
  - (e) 0.03 if the building meets Step 4 of the Energy Step Code; or
  - (f) 0.05 if the building meets Step 5 of the Energy Step Code, or is a Passive House.”
- h) Inserting the following as a new subsection to be numbered 330.13.1:

“The height of a building that meets Step 5 of the Energy Step Code, or is a Passive House, may be increased by 1.22 meters (4 feet) above the height specified in subsections 330.11 or 330.12”.