

Housing Update

Context

Transit Oriented Development Areas

Aligning the OCP with the height and density enabled in the TOD Areas (800 metres from a SkyTrain station), in alignment with Provincial legislation.

Townhouse Program

Expanding where in the Official Community Plan (OCP) townhouses are envisioned, and streamlining the approval process by pre-zoning, and updating zoning and development permit guidelines.

Affordable Housing Accelerator Initiative

Remove barriers to building new affordable housing through OCP and zoning changes.

Infill Program

Expanding where in the Official Community Plan (OCP) infill housing is envisioned, and streamlining the approval process by pre-zoning, in alignment with Provincial legislation.

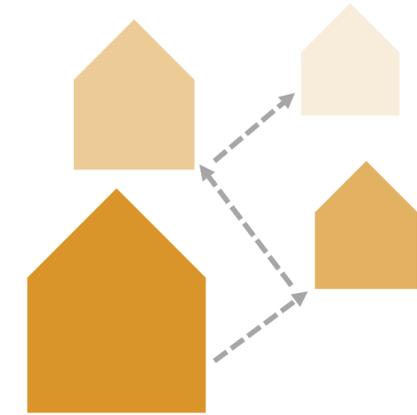
Implications



More, and more **dispersed growth** than previously anticipated.



Impact to **services and infrastructure.**



Impact on **heritage and child care.**



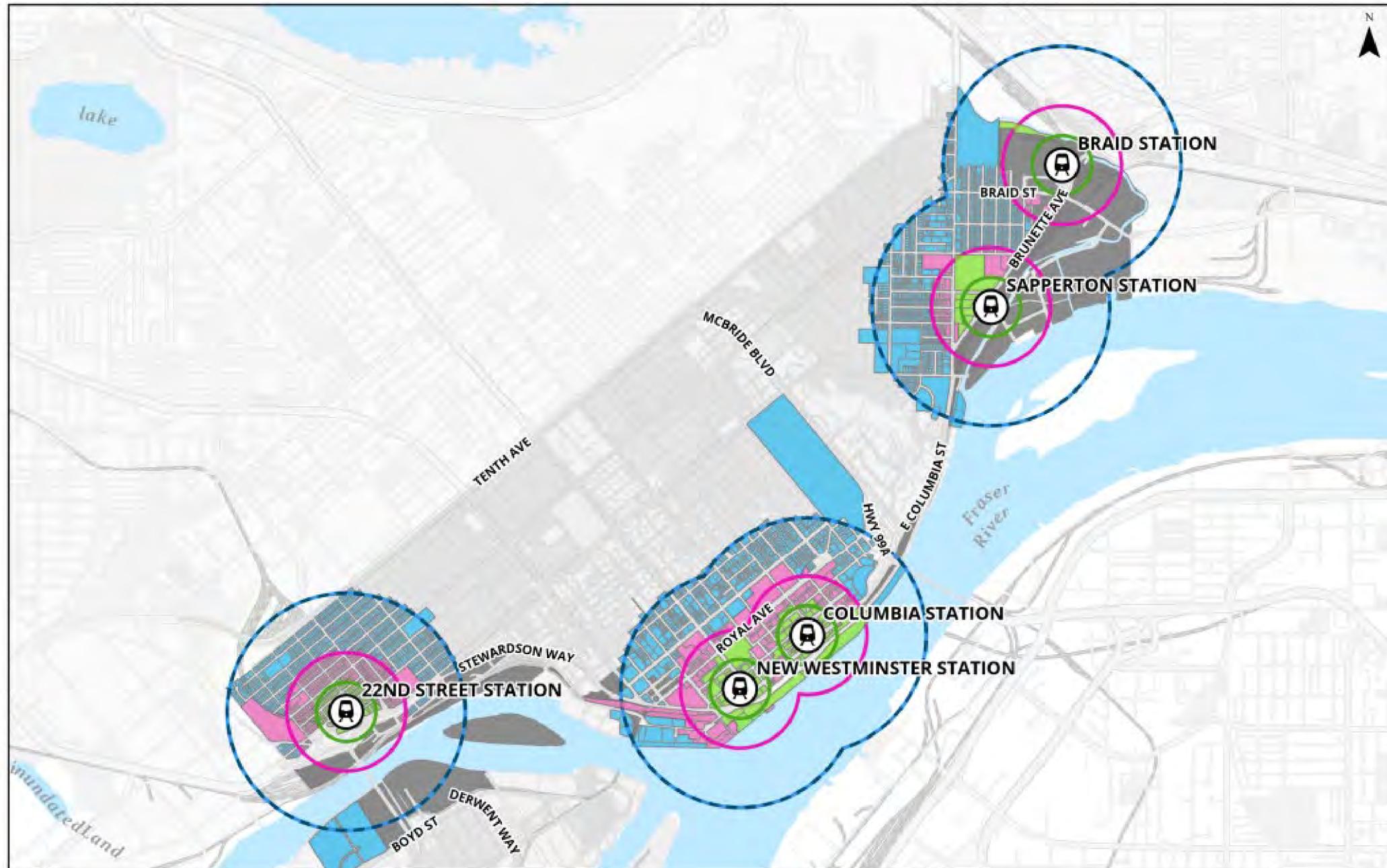
Transit Oriented Development Areas

Transit Oriented Development Areas

- For New Westminster, the new TOD Area is defined as land within 800 metres of a SkyTrain station.
- New minimum density and height to be allowed by the local government.
- Remove residential parking requirements.

	Distance from Rapid Transit	Minimum Allowable Density (FSR)	Minimum Allowable Height (Storeys)
Tier 1	200m or less	Up to 5.0	Up to 20
Tier 2	201m to 400m	Up to 4.0	Up to 12
Tier 3	401m to 800m	Up to 3.0	Up to 8

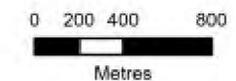
Transit Oriented Development Areas



Legend

- Skytrain Station
- Industrial or Agricultural Parcel
- Tier 1 - 200 Metre
- Tier 1 Parcel
- Transit Oriented Area
- Tier 2 - 400 Metre
- Tier 2 Parcel
- Parcel
- Tier 3 - 800 Metre
- Tier 3 Parcel

1:34,618



- Changes for Downtown, Sapperton and Braid Stations by **February 2026**.
- Changes for 22nd Station by **Spring 2027**.
- **Rezoning still required.**

Transit Oriented Development Area Update



KEY:

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



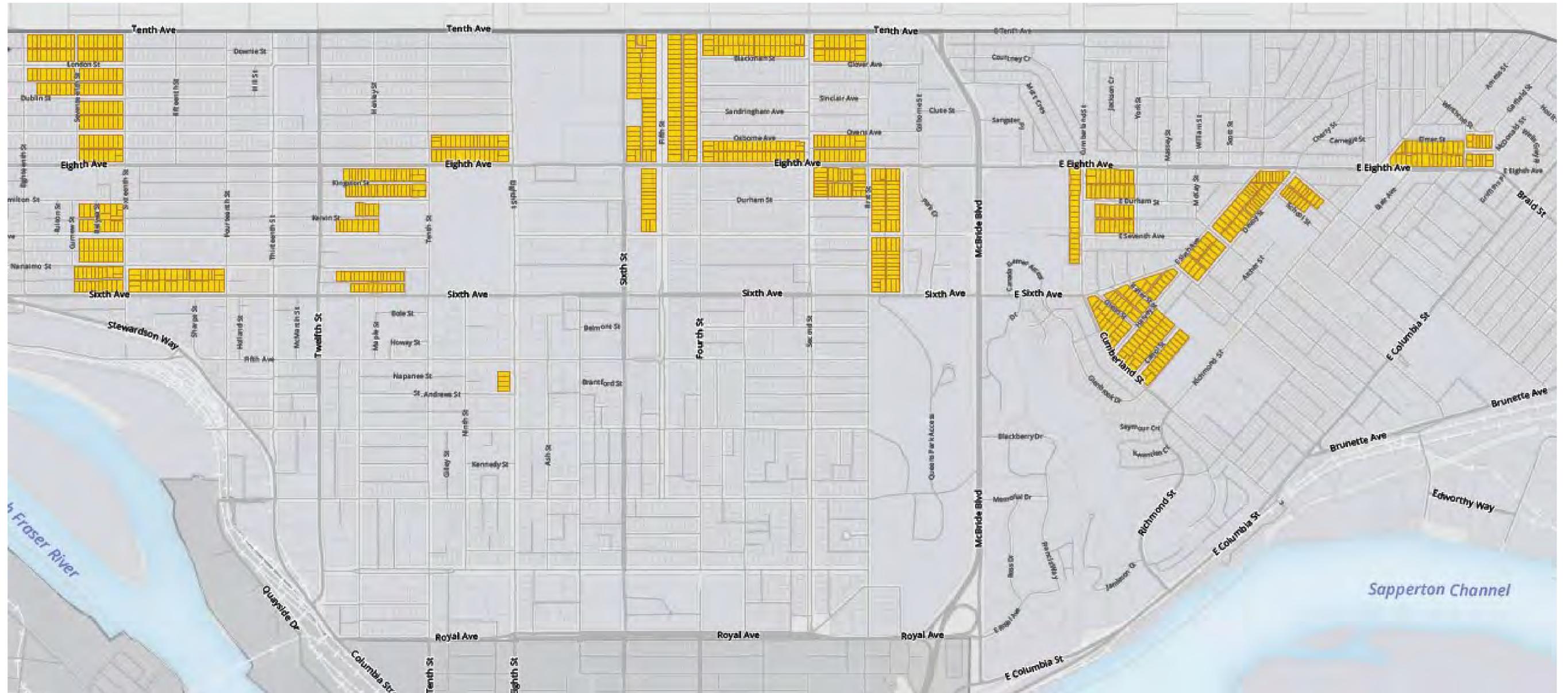
Townhouse Program

Townhouse Program

OCP Update

- Designate 900 properties as “**Residential – Townhouse**” (RT) to provide more opportunities for ground oriented housing choice across the city.
- Update the **Townhouse Development Permit Area** guidelines to ensure clear guidance is given for applications and to provide clarity and alignment with city-wide policies and strategies.

Residential – Townhouse (RT) Land Use Designation Map

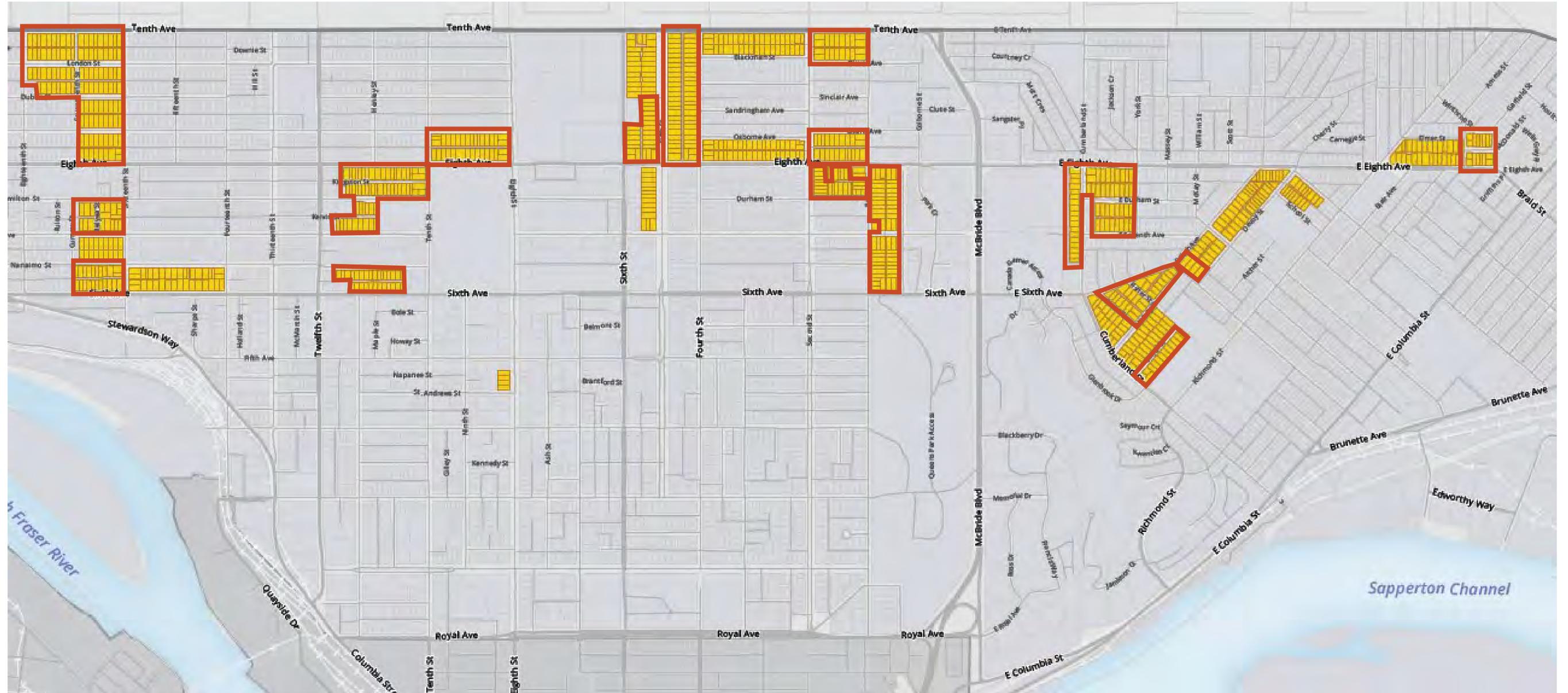


Townhouse Program

Zoning Bylaw Amendment

- Create two **Townhouse District** zones (RT-A and RT-B)
 - Update zoning regulations, including allowing larger units.
 - Permit secondary suites in townhouse units.
 - Minimum lot size and frontage
- Pre-zone 570 properties that would be designated as “**Townhouse Residential (RT)**” into these zones
 - Properties with a functional and continuous lane.
 - Streamline the development approval process and enable more homes to be built faster.
 - Pre-zoned lot owners can stay in their homes, can still renovate or rebuild their home, or sell their property.
- Projects would be required to meet the regulations of the updated zoning district and would continue to require a Development Permit and Building Permit.

Townhouse Zoning Map (outlined in red)





Affordable Housing Accelerator Program

Affordable Housing Accelerator Program

OCP Update

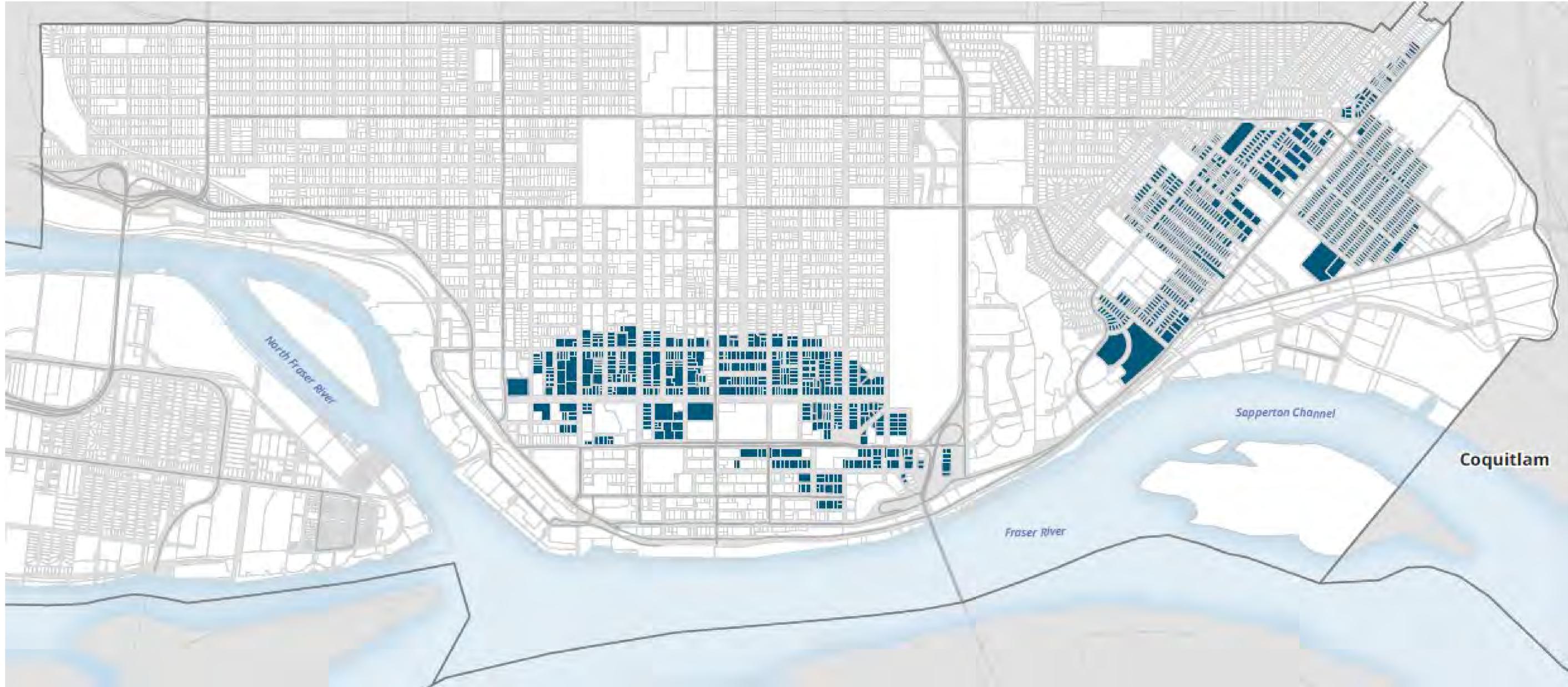
- Allow non-profit affordable rental housing projects of up to six storeys as a permitted use in sites with a “**Residential – Townhouse**” (RT) designation.
- Eligibility would require:
 - the property to be owned and operated by a non-profit housing provider or housing co-op,
 - the project’s long-term affordability and rental tenure to be secured through a legal agreement.
- A **rezoning application** would still be required and subject to Council approval.
- Projects would still be subject to other City approvals, including a Development Permit and Building Permit.

Affordable Housing Accelerator Program

Zoning Bylaw Update

- Pre-zoned properties to allow non-profit affordable housing of up to six storeys when criteria are met:
 - Housing form is identified in the Official Community Plan. Expanded to include properties in Transit Oriented Development Areas
 - Property is **owned and operated** by non-profit housing provider or housing co-op.
 - Units are rental only.
 - Zoning Bylaw regulations for a six storey building are met.
 - Housing Agreement with the City, which must be approved by Council.
- All projects are still subject to other standard City approvals (e.g. Development Permit, Works and Services Agreement, Building Permit, etc.).

Affordable Housing Accelerator





Infill Housing Program

Small Scale Multi-Unit Housing Legislation

Properties zoned to allow a single detached dwelling or duplex will be rezoned to also allow:

- three dwelling units on lots that are less than 3,000 square feet
- four dwelling units on lots that are greater than 3,000 square feet
- six dwelling units on lots within 400 meters of transit stops with frequent service – with no minimum parking

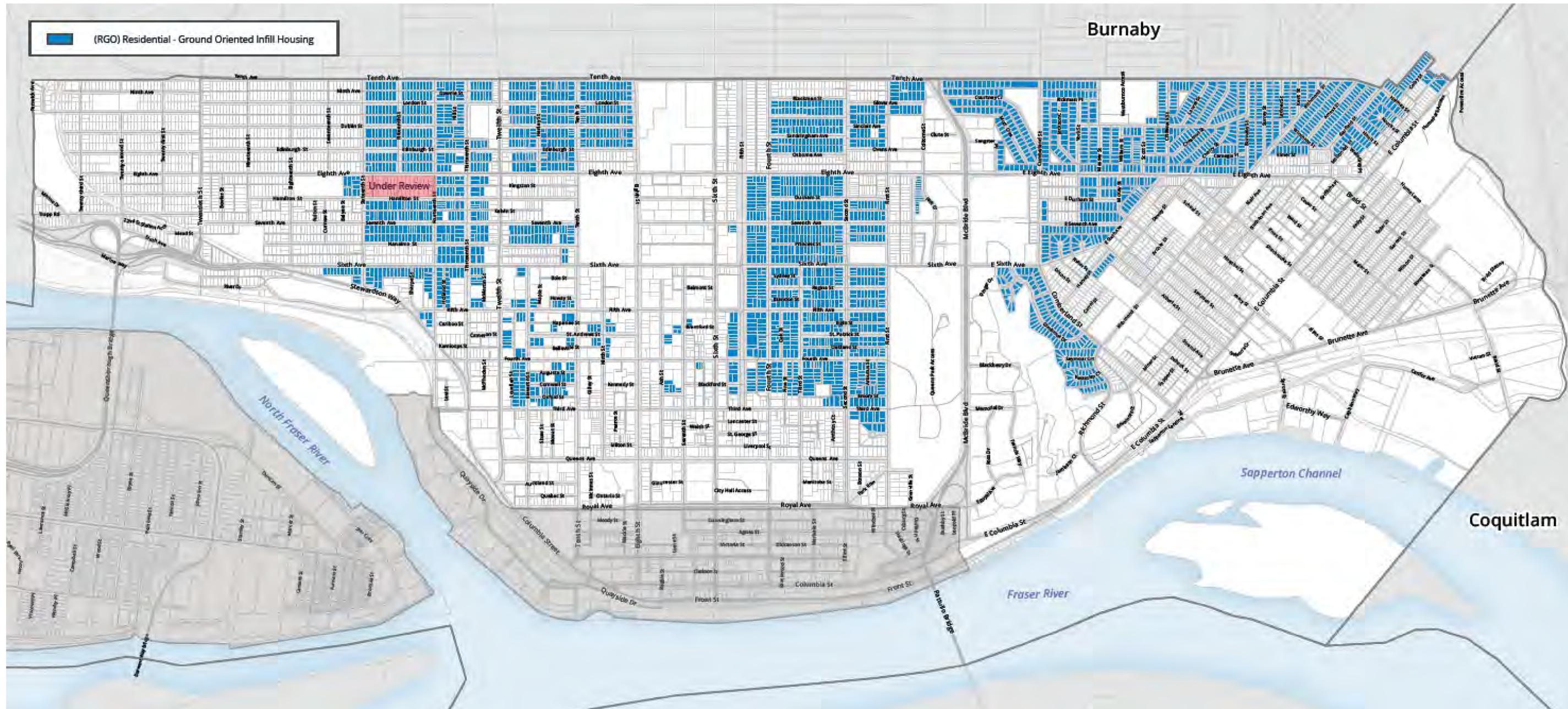
Housing Examples

- Secondary suits in single-detached homes or duplexes
- Detached garden suites or laneway homes
- Triplexes
- Townhouses
- House-plexes

Proposed Official Community Plan Updates

- Update the Land Use Designation Map by designating approximately 3,000 properties “Residential – Ground Oriented Infill Housing”
- Update the “Residential – Ground Oriented Infill Housing” land use designation to allow for up to six units per property
- Update the Development Permit Area by adding new guidelines with a focus on ensuring high quality housing and site design that fits well within city neighbourhoods. All projects would require a Development Permit.

Proposed Land Use Designation Map Update



Proposed Zoning Bylaw Update

- Creation of two new zoning districts that include regulations designed to allow a variety of infill housing forms.
- Multiple principal buildings would be permitted on the same property, each up to three stories.
- Flexibility to build the type of housing, and number of units, that suit owner needs and site context.



Proposed Zoning Bylaw Update

New zoning regulations proposed including:

- **Density:** The density permitted would be greater the more units that are proposed. This would allow livable sized units, without encouraging larger single detached houses.
- **Vehicle Parking:** Where parking requirements are permitted, the approach aims to balance vehicle ownership rates with the need to maximize space for other elements such as tree retention and planting, open space, garbage storage, etc.
- **Tenure:** Different tenures (rental housing, ownership or a combination) and ownership models (freehold, strata, co-op) would not be restricted.

Proposed Zoning Bylaw Update

- Pre-zoning of all eligible properties (i.e. no rezoning required).
- Streamline the development approval process to enable more homes to be built faster.
- Complies with the Small Scale Multi-Unit Housing legislation.
- All projects are still subject to other standard City approvals (e.g. Development Permit, Works and Services Agreement, Building Permit).

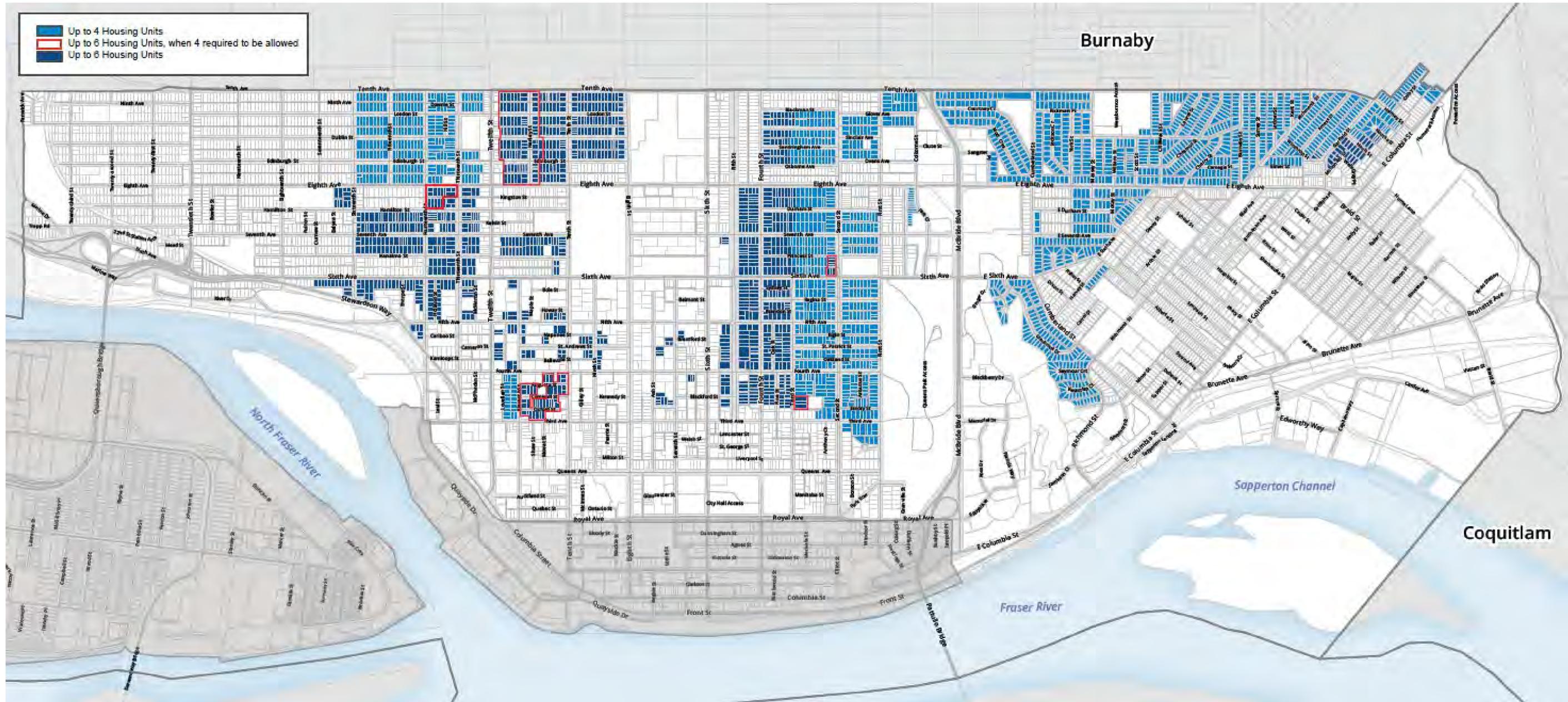
Proposed Zoning Bylaw Update

- Pre-zone approximately 1,900 properties for four units.
- Pre-zone approximately 1,100 properties for six units.

This differs from the provincial legislation requirements by:

- Pre-zoning approximately 50 properties for four or six units, when only three units are required by legislation.
- Pre-zoning approximately 150 properties for up to six units, when only four units are required by legislation.
 - Includes properties on blocks with a sufficient lane, where six units are required by legislation on the rest of the block.
 - Includes properties on blocks with apartment buildings.

Proposed Zoning Map





Other Policy Updates

Other Policy Updates

- **Interim Development Cost Charges (DCC) and Amenity Cost Charges (ACC) Program** (complete) – Tools help ensure development pays for the growth-related portion of the infrastructure and amenities needed to build a livable city.
- **Tenant Relocation Policy Update** (underway) – Ensures that tenants are adequately notified, compensated and provided with assistance in finding new housing.
- **Inclusionary Housing Policy Update** (complete) – Requires residential and mixed use condo projects requesting additional density to include affordable housing units.
- **Family Friendly Housing Requirements** (complete) – Increasing minimum Percentage of Family Friendly Units.
- **Process Improvements** (underway) – A range of process improvements are being made, including digital permitting processes, and optimizing interdepartmental workflows.

Questions

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