



Housing Agreements

City policies provide incentives for the provisions of the types of housing needed by current and future residents, including secured market rental units, below market rental units and non-market rental units.

The City uses Housing Agreements to secure the terms of use and development for rental units. Housing Agreements are bylaws adopted by Council that create a contractual agreement between the

City and a developer or property owner to provide and secure rental housing. That is, a Housing Agreement requires that the units in a building be rental tenure until a specified date. This helps add stability to rental housing.

The longer units are secured as rental, the more development incentives are available. The City strives to secure housing for the entire life of the building.



Legal Conditions

The legal conditions in a Housing Agreement vary depending on the project (e.g., type of project, location, amenities, etc.).

Market rental projects include conditions regarding:

- the length of time the project must remain as rental (usually for the life of the building),
- unit mix (e.g., number of bedrooms, size, etc.),
- prohibition of short-term rentals,
- transportation related items (parking, bicycle parking etc.),
- ownership and management of units, and
- access to amenities.

Below-market and non-market rental projects include additional conditions regarding:

- maximum income level qualifications for units,
- maximum rent charges allowed for units, and
- limits on additional charges and fees for tenants.

Housing Agreement Process

Housing Agreement applications are usually processed concurrently with other types of development applications, such as Rezoning and Development Permits. Processing these applications together allows applications to be considered as quickly and efficiently as possible.

The process for developing and adopting a Housing Agreement follows these steps:

1. The applicant discusses the Housing Agreement with Planning Division staff.
2. The applicant prepares, signs and sends a housing agreement principles letter to the City based on the housing agreement principles agreed upon with the City's Planning Division.
3. The housing agreement principles are presented to and endorsed by Council.
4. Staff and the applicant work with their legal teams to develop the necessary legal documents.
5. The Housing Agreement Bylaw is presented to Council for formal consideration of first, second, and third readings.
6. If the Housing Agreement is part of a rezoning application, a Public Hearing is held for the rezoning. This is an opportunity for the public to provide Council feedback before the project is finalized.
7. Adoption of the Housing Agreement Bylaw by Council (prior to adoption of Zoning Amendment Bylaw, if the project is part of a rezoning application).
8. Final signatures, execution and registration of the Housing Agreement on the title of the property.

How do I learn more about Housing Agreements?

Please contact the City of New Westminster Planning Division at 604-527-4532 or plnpost@newwestcity.ca to discuss your project with one of our Development Planners.

How do I learn more about the City's housing policies?

For more information on these types of housing, please visit www.newwestcity.ca/housing.