

WORKSHOP PURPOSE



WHY

Including housing choice, development brings many benefits to our city. More people near transit increases ridership, which reduces cars on roads and may mean more frequent busses. More people near commercial/office areas means more customers for our local businesses, and encourages more number and types of businesses to locate here. In areas with a lot of growth, development may fund a new community centre, library, park expansion or more trees/benches on our streets.



WHO

Housing for you, your friends, your family – grandparents, parents, and children. Housing needs change as we move through life. We start in our family home (often a single detached house), leave to rent on our own (small apartment, condo or suite) or with friends (bigger rental units). We become a family needing a starter home (townhouse, duplex, bigger condo/apartment) and if we have kids, something even bigger (single detached house, three bedroom condo). Our kids move out, we downsize. A complete city has all the housing types we need through life.



WHAT

Choice for All Times of Life:

New Westminster has plenty of single detached houses, condos apartments. The City's Secured Market Rental Housing Policy, and Family Friendly Housing and Adaptable Housing requirements are already working for more types of units in new multi-family buildings that meet everyone's needs. But only 5% of the city's housing fits the category of ground-oriented multi-family (laneway, 2/3/4-plex, rowhouse, townhouse). This means leaving the city when you want these types of housing.

Growth in the Right Place:

Metro Vancouver's Regional Growth Strategy sets a target for growth in each city, and we must accommodate our share to help make our region socially, culturally, economically and environmentally healthy. The housing forms that allow growth are high rise (7+ storeys), mid rise (4-6 storeys), and in some cases townhouses and rowhouses. These forms have a good fit around transit, jobs, shops and services, with town- and rowhouses near schools and parks.



WHERE

Growth needs to be in the right places: near our city's transit, jobs, shops and services, schools and parks. Since the last OCP was created, a lot has changed in New Westminster, and we need to make sure we're still targeting growth in the right areas. Downtown, Brewery District and Sapperton Green in Sapperton, and Uptown are current areas for highest density. We need to explore what kind of growth fits around Twenty-Second Street SkyTrain Station in Connaught Heights, and what kind of growth fits near our frequent bus routes/commercial areas, schools and parks.

Choice for housing needs to fit into the character of our single detached neighbourhoods, and allow preservation of heritage buildings. We need to explore what types of ground-oriented multi-family housing is desirable to the community, and where in our city these forms fit.

TODAY'S
QUESTION #2



WHEN

Change will appear gradually over time. Infill housing would occur slowly as individual home owners evaluate the options for their houses as they age. Renovation, a new single detached house, add a laneway house, or sell to someone consolidating for another type of infill are some options. Not all lots will be able to do all infill options, due to the physical constraints of the parcel (see the Things to Think About board). In other cities allowing infill, since the late 1980s to 1990s, there is still a good mix of old and new single detached houses, and new infill forms.

Growth areas will also change over time. Our city has very few parcels large enough for redevelopment into more dense housing forms, which means developers and builders wishing to do a project will need to consolidate lots. They'll also only build where and when the market conditions make it financially viable. If we want to get some forms of housing sooner rather than later (e.g. townhouses and rowhouses), we might need to look at ways to encourage that growth.



HOW

Good design is key to doing infill and growth in a way that makes the city an even better place to live. Determining design requirements for infill housing is something the City will need to do before anything can be added to your neighbourhood. (see the Things to Think About board for some ideas). Design requirements for areas of new growth will also be looked at to make sure these areas end up great places to live, work, learn and play.

TODAY'S
QUESTION #1

THINGS TO THINK ABOUT

DESIGN IS IMPORTANT

The design of infill housing is crucial to ensuring it is done in a way that fits well with the neighbourhood. Once we have an idea about what infill housing forms the community likes, we can start developing design guidelines and requirements. Buildings would be required to meet the design guidelines before they are approved. Here are some things that would be considered.

THREE THINGS TO CONSIDER TOGETHER

Three things that have to be considered together are open space and trees, front yard size, and parking. All three of these compete for the same space so if you have more of one, you have less of the others.

- 1 Open Space + Trees**
Open space provides a place to play and be outside at home, space for trees, and stormwater infiltration. Reduce front yard setbacks and parking requirements would allow more back yard open space.
- 2 Front Yard Size**
Front yards provide a visual amenity and are also becoming more commonly used as open space for dwelling units. A reduced front yard setback could impact that, but also would allow more room in the back yard for parking and outdoor space.
- 3 Parking**
Parking is currently required on each lot. Often people prefer to park on the street and use their garage for other things like storage. Reducing parking requirements would allow more usable open space in the back yard without impacting the front yard. Another way to do this is by requiring parking pads instead of garages, which can be used as patios for basketball when no one is parked there.



Tell us what you think the priority is!

THREE OTHER THINGS TO THINK ABOUT

The shape of lot, its size, width, and whether it has a lane must also be considered. Together these factors determine what type of infill, if any, can fit on a parcel.

- 1 Lot Size**
Larger lot size is needed for larger infill forms (e.g. quadraplex). More space on the lot is required to fit the extra units, parking, front yard and open space. New Westminster only has a limited number of larger lots.
- 2 Lot Width**
Lot width determines how wide a building can be, how much parking can fit in the backyard. For lots without lanes, it also determines whether there's room for access from the street to the back yard for emergency services or parking.
- 3 Lanes**
Lanes are the preferred way to access parking as this limits the number of driveways crossing sidewalks and bike paths. Many of New Westminster's lots have a lane, but many do not or have an incomplete lane.

BUILDING BULK AND PRIVACY

Buildings that are tall, wide, and long cover a lot of the yard and can feel big, even out of place in a neighbourhood. The way a building is designed can reduce how bulky it feels, and improve how it fits into the streetscape. Careful design can also help ensure that new and bigger buildings don't impact privacy by considering window and open space location.

THINGS TO THINK ABOUT

WHAT IS THE HIGHEST PRIORITY?

PARKING

If the current parking standard is applied to all new infill housing forms there will be one parking stall per unit. For example, a house with a secondary suite and a laneway house would be required to provide three parking spaces. Fitting a laneway house and three parking spaces means little open space.

If you think parking is the priority, you might choose options one, two or five.

OPEN SPACE + TREES

We want all units to have usable open space. Adding an extra unit (or two) to a lot means that usable open space becomes more modest in size. More open space can be accommodated if we reduce the number of parking spaces required or reduce the size of the required front yard.

If you think open space is the priority, you might choose option two, three or four.

FRONT YARD SETBACK

Single detached dwelling neighbourhoods have large front yards because houses are required to be set back 25 feet from the front property line. Since these spaces are often underutilized, allowing smaller front yards in order to increase the open space behind the building could be considered.

Infill could also see more front yards used as open space.

If having a deep front yards like those you see now is a priority, you might choose options one or three.

All these factors are competing for the same space. What should the priority be? **Use a dot to tell us which option you prefer.**

OPTION ONE:

	Reduced	Current	Improved
Open Space	✓		
Parking		✓	
Front Yard		✓	

Is this your preferred option?
Stick a dot here if it's your top choice.

OPTION TWO:

	Reduced	Current	Improved
Open Space		✓	
Parking		✓	
Front Yard	✓		

Is this your preferred option?
Stick a dot here if it's your top choice.

OPTION THREE:

	Reduced	Current	Improved
Open Space		✓	
Parking	✓		
Front Yard		✓	

Is this your preferred option?
Stick a dot here if it's your top choice.

OPTION FOUR:

	Reduced	Current	Improved
Open Space			✓
Parking	✓		
Front Yard	✓		

Is this your preferred option?
Stick a dot here if it's your top choice.

OPTION FIVE:

	Reduced	Current	Improved
Open Space	✓		
Parking			✓
Front Yard	✓		

Is this your preferred option?
Stick a dot here if it's your top choice.