

New Westminster is a great place to call home. The city has an attractive urban environment, includes a number of amenities, efficient transit, and great parks and recreation space.

Access to safe, adequate and affordable housing is fundamental to the physical, economic and social well-being of individuals, families and communities. The homes and neighbourhoods in which we live, play a central role in our overall quality of life. Our homes form the core of our neighbourhoods, and are filled with a diverse mix of residents, such as singles, couples, families, young adults, seniors, and people with special needs. Sustainable communities include a range of housing choices.

The City's Urban Development Forecast anticipates that the city will grow from 68,280 residents in 2013 to approximately 104,000 in 2041. This means adding approximately 16,500 additional housing units. It is anticipated that approximately 40% of the growth will take place in the downtown and 25% of the growth will take place in Queensborough. The remainder of the growth will take place in the remainder of New Westminster.

HOUSING MIX (2011)

DWELLING TYPE	UNITS
SINGLE DETACHED DWELLINGS (including suites)	8,450
DUPLEXES	115
TOWNHOUSE + ROWHOUSE	1,260
APARTMENT (LESS THAN 5 STOREYS)	11,365
APARTMENT (5 OR MORE STOREYS)	9,315
OTHER	75
TOTAL	30,590

ANTICIPATED CITYWIDE GROWTH

	2013	2021	2031	2041
TOTAL POPULATION	68,280	79,061	92,098	103,871
TOTAL HOUSING UNITS	31,611	36,602	42,638	48,088



Issues & Opportunities

DEVELOPMENT LAND IS LIMITED – Since most of the land in New Westminster is developed, further population growth will be accommodated primarily through redevelopment and intensification of land. This requires a creative approach to accommodating new housing without compromising the existing neighbourhood character that makes New Westminster so special. There are a number of infill options that could be considered in the city, such as laneway housing, triplexes, and duplexes with suites.

AFFORDABILITY – In order to be an inclusive city, it is important that there are housing choices for people of all abilities, ages and incomes. New Westminster is located within a region with some of the most expensive housing prices in North America. Therefore, the homeownership market may be unattainable for many households in New Westminster and other housing options such as non-market and rental housing are crucial for providing places to live. Municipalities such as New Westminster must be proactive and encourage the development and protection of affordable, non-market and rental housing.

DIVERSITY – New Westminster is home to community members with diverse housing needs. A full range of housing should include diversity in cost, location, features, size, and type. Encouraging this full range of *housing types* can help ensure a wide array of *household types* (e.g. seniors, students, couples) can call New Westminster home. This includes some groups that experience greater housing challenges than others, including, low-income households, renters, seniors, differently-abled people, aboriginal households, immigrants and refugees, and moderate-income households and homeowners. The City has also identified the need to provide more family friendly housing.

AGING RENTAL HOUSING STOCK – Rental housing serves an important role in a community. It provides a flexible housing option for workers who need or wish to live closer to their places of employment and for those who do not want or cannot afford to own housing. The deteriorating condition of some of the non-market and rental housing stock is a concern. Additionally, there were no purpose-built rental housing units built in the city between 2001 and 2011 (other than secondary suites and non-profit housing). As a result, the City adopted a Secure Market Housing Policy which provides targeted strategies for increasing the supply of rental housing.

SECURED MARKET RENTAL HOUSING IS...

that portion of the rental stock that provides longer term rental housing where tenants can reside without worry that their tenancy may be terminated by new owners who purchase the units. Rents are determined by market demand, subject to the Residential Tenancy Act.

ATTRACTIVE AND LIVABLE HOUSING – Housing design has an important role in creating an attractive and livable community. The architectural style, building materials and colours of residential buildings all contribute to lively, textured neighbourhoods. The height of buildings and the depth and landscaping of their front yards help to shape the streetscape as well as the experience of pedestrians, cyclists and drivers using the street. Where multiple families share open space, it provides opportunities for residents to be neighbourly, for children to play together, and for people of different ages and abilities to interact. Together, these elements combine to help build a community with an identifiable character and sense of pride.

WHAT HAVE YOU TOLD US?

“The people that live in New Westminster love it and promote it to everyone they know. The reason is that it has a small town, community feel that people respond to.”

“Retain residential, single family zoned properties but allow for variances that include infill options like laneway houses, carriage homes, secondary suites, live/work spaces, home based businesses.”

“Have a stable citizen population, multi-generational neighbourhoods where people know their neighbours and help and support them.”

“Growth in the city is excellent right now...future growth should be very carefully planned so the city remains livable and comfortable.”



Contact Us:

-  newwestcity.ca/ourcity
-  ourcity@newwestcity.ca
-  /NewWestminster
-  @newwestplanning
-  604.527.4532