

OUR CITY 2041: Infill Housing

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Development Services

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OUR CITY 2041

Official Community Plan Review

The revised Official Community Plan (OCP) will **provide a renewed vision** for New Westminster to the year 2041. Input from the community will help shape the OCP and the future of OUR CITY.

The OUR CITY process is an in-depth conversation about the future of the city to inform the new OCP.



**WE ARE
HERE**



2014	WINTER 2015	SUMMER 2015	2016
Step One and Two Background Research and Public Launch	Step Two Vision and Goals	Step Three Policies and Land Use Scenarios	Step Four OCP Draft Plan

Two Key Goals

- Accommodate Anticipated Growth
- Increase Housing Choice

Draft City Building Principles for New Westminster

L I V E

1. Provide enough housing to meet the needs of the population projections [104,000 residents]
2. Provide housing to meet the needs of different ages, incomes, family types and abilities
3. Locate the most number of residents within mixed use, pedestrian oriented nodes that are well-served by transit
4. Locate the next highest number of residents along pedestrian-oriented transit corridors
5. Locate some additional residents in single detached areas using forms that maintain neighbourhood character
6. Create liveable communities that balance growth of population, employment, amenities and ensure that growth contributes positively to the community

W O R K

1. Provide enough commercial square footage to meet the needs of the projected community population [700,000 additional square feet of neighbourhood serving commercial]
2. Locate most commercial square footage within mixed use, pedestrian oriented nodes and corridors, which are well-served by transit
3. Grow the local economy by building on the existing strengths and opportunities of New Westminster
4. Identify and create opportunities for new and innovative business sectors and models

Anticipated Growth

The City’s Urban Development Forecast anticipates that New Westminster will grow to almost 104,000 people by 2041. This means approximately 34,000 new residents (16,500 new homes) and 700,000 square feet of new commercial businesses over the next 26 years.



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

Who is the housing for?



CITY DEMOGRAPHICS

AGE	1986		2013		2041	
	TOTAL	PERCENT	TOTAL	PERCENT	TOTAL	PERCENT
CHILDREN (0-12)	4,532	11%	7,427	11%	9,705	10%
TEENAGERS (13-17)	1,677	4%	2,082	4%	4,193	4%
YOUNG ADULT (18-29)	10,843	26%	12,091	18%	12,475	12%
ADULT (30-49)	11,092	27%	21,575	32%	27,081	27%
OLDER ADULT (50-64)	6,083	15%	14,772	22%	22,520	22%
SENIOR (65+)	7,429	18%	9,403	14%	24,649	25%
TOTAL	41,656	101%	68,070	101%	100,623	100%

Source: BC Stats, percentages rounded.

What Type of Housing?



OUR CITY Land Use Scenarios

HOUSING MIX (2011)

DWELLING TYPE	UNITS	PERCENT
SINGLE DETACHED DWELLINGS (including suites)	8,450	28%
DUPLEXES	115	<1%
TOWNHOUSE + ROWHOUSE	1,260	4%
APARTMENT (LESS THAN 5 STOREYS)	11,365	37%
APARTMENT (5 OR MORE STOREYS)	9,315	31%
OTHER	75	<1%
TOTAL	30,580	100%

Source: Statistics Canada (2011 Census).

HOUSING CONTINUUM

LOW



LOW INFILL



SINGLE DETACHED

THINGS TO THINK ABOUT...

- Good sized private outdoor space



SINGLE DETACHED + SUITE

THINGS TO THINK ABOUT...

- Good sized private outdoor space



DUPLEX

THINGS TO THINK ABOUT...

- Shares one common wall
- Good sized private outdoor space



LANEWAY HOUSE

THINGS TO THINK ABOUT...

- Rear lane necessary
- Design can maintain singled detached neighbourhood character
- Uses existing lots and does not require lot consolidation
- Minimum lot width necessary
- Moderate sized private outdoor space



SMALL LOT SINGLE DETACHED

THINGS TO THINK ABOUT...

- Alters subdivision pattern
- Moderate sized private outdoor space



SMALL LOT DUPLEX

THINGS TO THINK ABOUT...

- Could alter subdivision pattern
- Shares one common wall
- Moderate sized private outdoor space



TRIPLEX

THINGS TO THINK ABOUT...

- Larger lot size necessary
- Design can maintain singled detached neighbourhood character
- Attached or detached options
- Moderate sized private outdoor space



COMPACT LOT SINGLE DETACHED

THINGS TO THINK ABOUT...

- Rear lane necessary
- Alters subdivision pattern
- Fully detached
- Moderate sized private outdoor space



CLUSTER / COURTYARD HOUSE

THINGS TO THINK ABOUT...

- Larger lot size necessary
- Shared driveway and access
- Fully detached
- Moderate sized private outdoor space



GROUND ORIENTED

MODERATE INFILL 25

MEDIUM 50

HIGH 100

QUADRAPLEX

THINGS TO THINK ABOUT...

- Larger lot size necessary
- Design can maintain singled detached neighbourhood character
- Attached or detached options
- Moderate sized private outdoor space



ROWHOUSE

THINGS TO THINK ABOUT...

- No lot consolidation necessary
- Rear lane necessary
- Attached
- Moderate sized private outdoor space
- Does not have to be strata ownership



DUPLEX + SUITE

THINGS TO THINK ABOUT...

- Design can maintain singled detached neighbourhood character
- Shares one common wall
- Moderate sized private outdoor space



ROWHOUSE + SUITE

THINGS TO THINK ABOUT...

- Attached
- Moderate sized private outdoor space



TOWNHOUSE

THINGS TO THINK ABOUT...

- Attached
- Cozy private outdoor space
- Some shared outdoor space



STACKED TOWNHOUSE

THINGS TO THINK ABOUT...

- Attached
- Cozy private outdoor space
- Some shared outdoor space



LOW RISE APARTMENT

THINGS TO THINK ABOUT...

- Strata ownership
- Buildings up to four storeys
- Some shared outdoor space



MEDIUM RISE APARTMENT

THINGS TO THINK ABOUT...

- Strata ownership
- Buildings up to 12 storeys
- Some shared outdoor space



HIGH RISE APARTMENT

THINGS TO THINK ABOUT...

- Strata ownership
- Buildings higher than 12 storeys
- Some shared outdoor space



SKY ORIENTED

Duplex

- Single building divided into two principal units (strata).
- Unit arrangement: side by side, front to back or up and down.
- Development of new building or conversion of existing home (if can meet building code).
- Minimum lot size: 6,000 square feet



Small Lot Duplex

- Single building which is divided into two units on smaller lot than on which a regular duplex would be permitted (strata).
- Unit arrangement: side by side, front to back or up and down.
- Development of new building or conversion of existing home (if can meet building code).
- Minimum lot size: 4,000 square feet



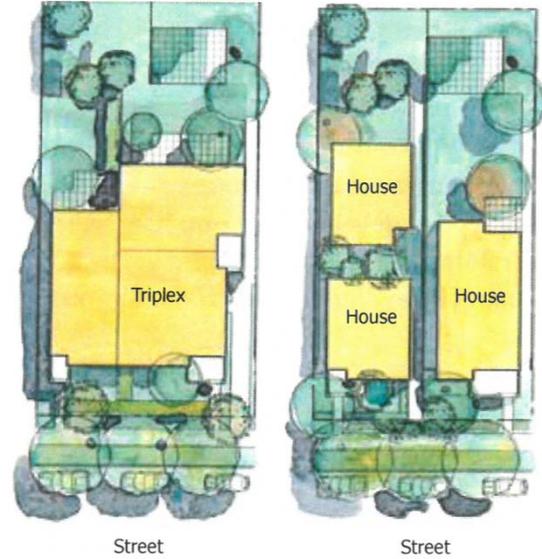
Laneway House / Carriage House

- Detached accessory unit at rear of existing home and which faces a lane.
- Carriage house does not face a lane.
- One principal unit and two accessory units - laneway / carriage house is in addition to a secondary suite.



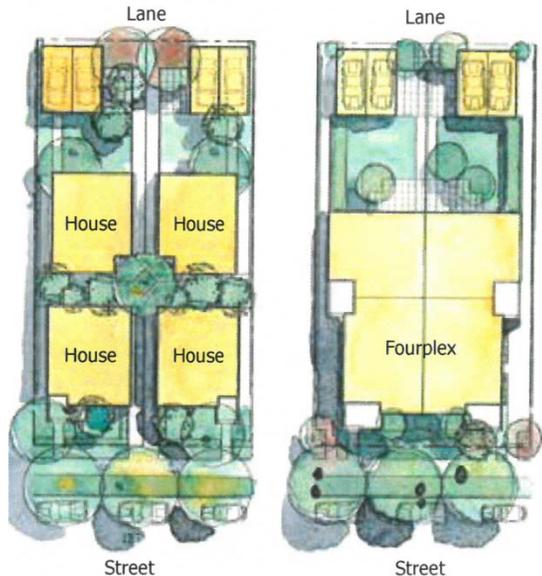
Triplex (Attached or Detached)

- Three principal units (strata).
- Variety of arrangements with attached and detached forms.
- Could be developed with or without lanes.



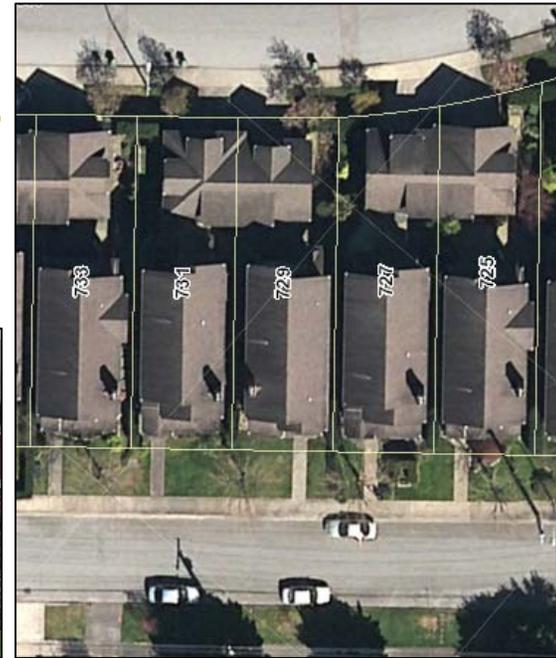
Quadraplex (Attached or Detached)

- Four principal units (strata).
- Attached or detached options (or combination of options).
- Relatively large lots would be required.



Compact Lot

- One principal unit (freehold).
- Currently permitted in Port Royal, Thompson's Landing and Terry Hughes.
- Narrow lot width - lane access required.



Cluster or Courtyard Houses

- Group of freehold homes.
- Currently permitted in Port Royal.
- Designed to be developed without lanes.



Rowhouses

- Residential units without side setbacks.
- Freehold.
- Narrow width - lane access required.



Townhouses

- Ground oriented units which include individual exterior entrances and private outdoor space.
- Often multiple level units.
- Larger than apartment units.
- Options with and with out underground parking.



Duplex with Suite

- Single building divided into two units, each of which has a secondary suite.
- Strata with a rental unit.
- Likely limited to new builds as there are building code implications.



Rowhouse/Townhouse with Suite

- Residential units without side setbacks and share a common wall with at least one unit.
- Freehold or strata options, with a rental secondary suite.
- Narrow width and lane access required.
- Suite could be added to lower level which would have own private entrance.



Things to Think About

- Number of Dwelling Units
- Floor Space Ratio
- Minimum Lot Size
- Site Coverage
- Frontage Requirements
- Lot Depth Requirements
- Rear Lane or Corner Access
- Parking
- Subdivision or Consolidation
- Retention of Existing Structure
- Ownership
- Method of Implementation
- Engineering Servicing Requirements and Costs



We met with each department to better understand this list (e.g. What are the limitations? What else needs to be considered?)

Development Community Feedback

- There are different types of developers
- Take a neighbourhood specific approach
- Parking impacts financial feasibility, marketability and livability
- Design guidelines should set a minimum standard but still allow flexibility
- Implementation should be carefully planned to ensure appropriate uptake.



Economic Analysis

- The high costs of single detached dwelling land is a challenge.
- Strata forms (triplexes, quadraplexes and duplexes to a lesser extent) appear marginal in terms of economic feasibility and work only when the conditions are favourable.
- Fee simple products (compact lot, cluster houses and rowhouses) perform well financially.
- There is a 'goldilocks' phenomenon related to unit size.
- There are two distinct groups interested in these projects: builders and developers.



A Growing City: Consistent Messages

1. Allow low (white chip) infill in the single detached dwelling neighbourhoods.
2. Allow small scale commercial (red chips) in strategic locations.
3. Allow additional low (white chip) to moderate (yellow chip) infill in strategic locations within the existing residential area (e.g. along busier streets).

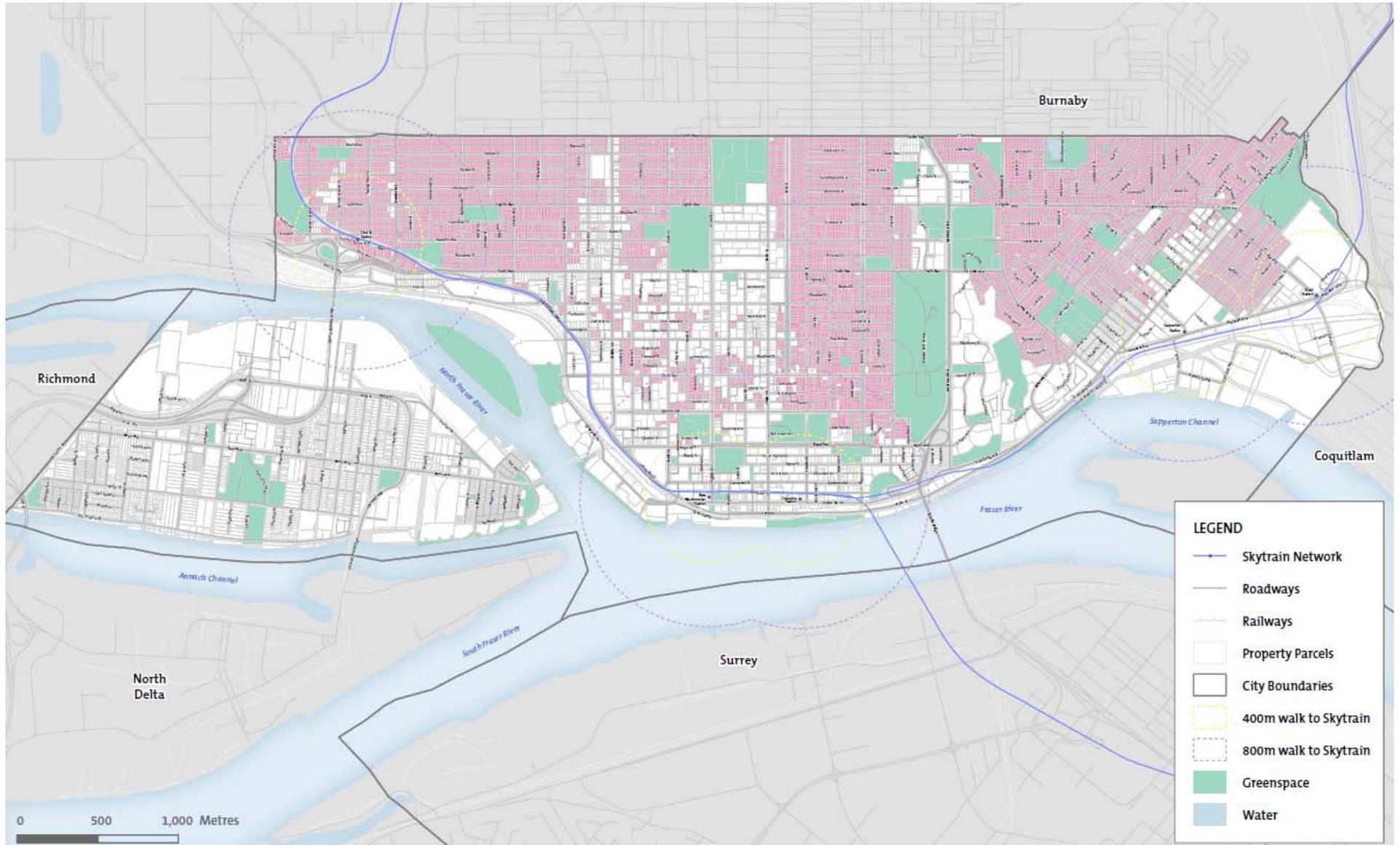


A Growing City: Consistent Messages

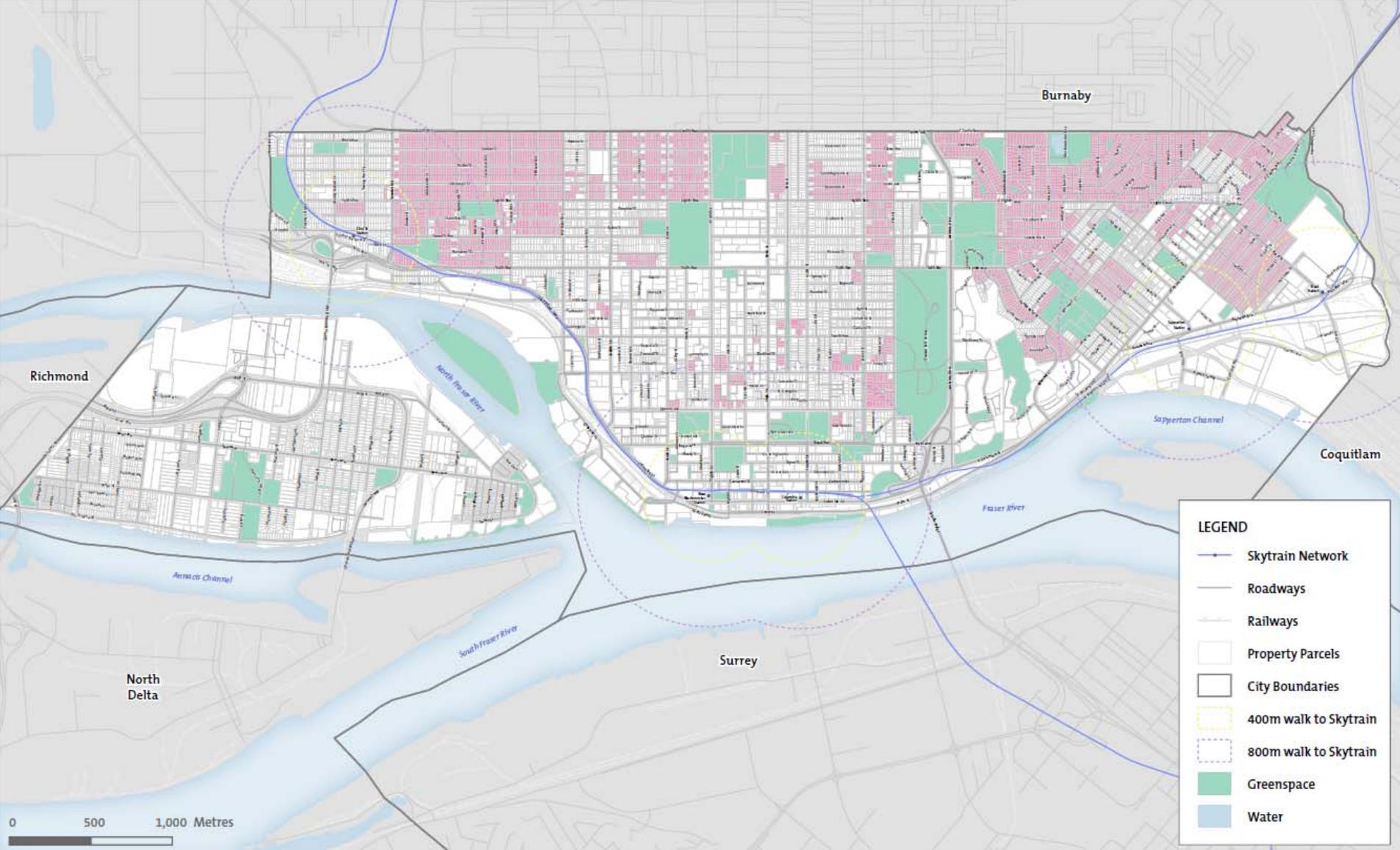
4. Allow a mix of moderate (yellow chip) to medium (blue chip) housing forms on or around Great Streets to support commercial uses.
5. Allow a mix of housing forms, including a limited amount of high density (green chip), in strategic locations.
6. Design the areas around SkyTrain stations to have a range of housing forms. They should also include moderate (yellow chip) or medium (blue chip) density housing adjacent to existing single detached dwellings at the edges of these areas.



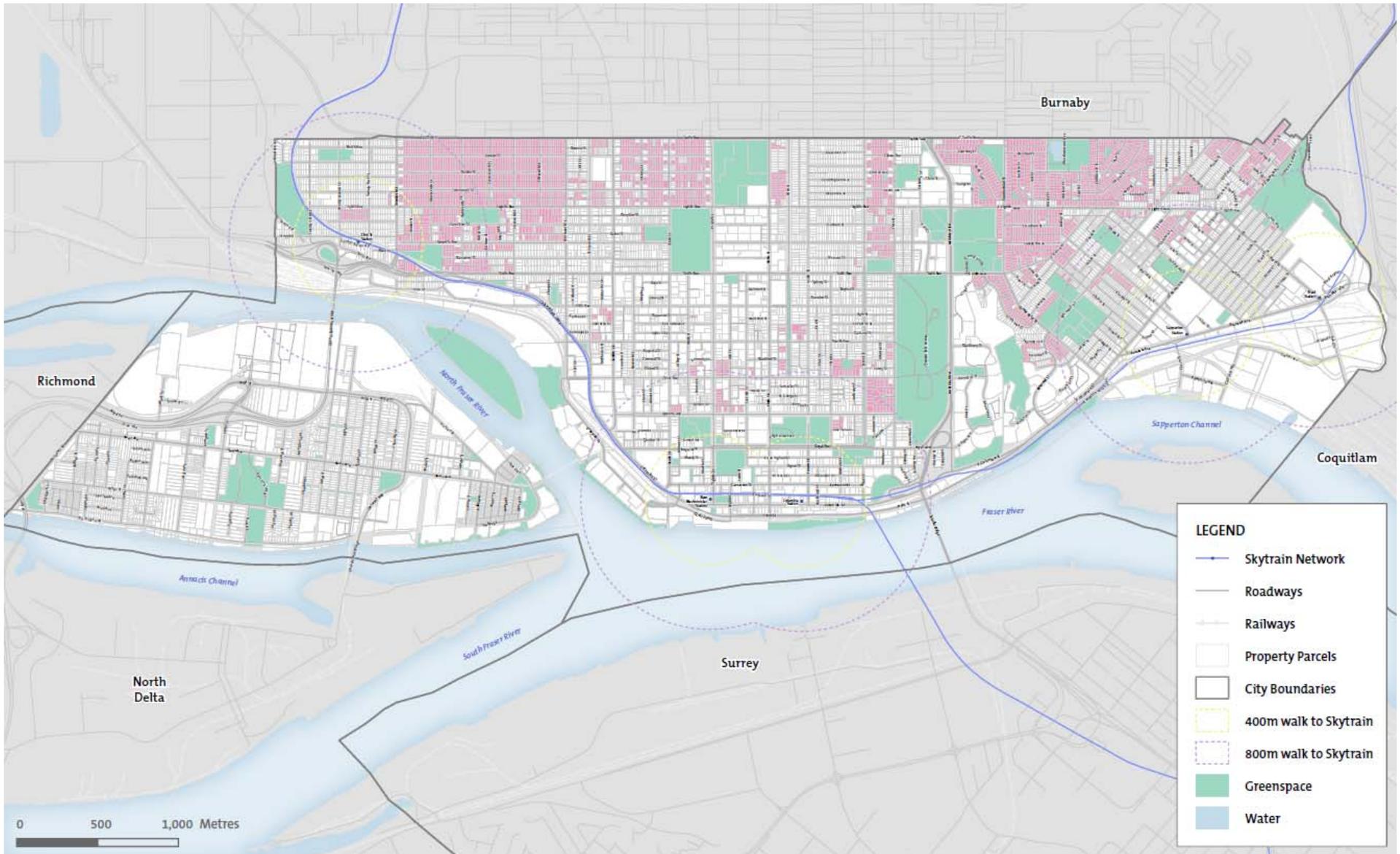
New West Land Base - Single Detached Dwellings



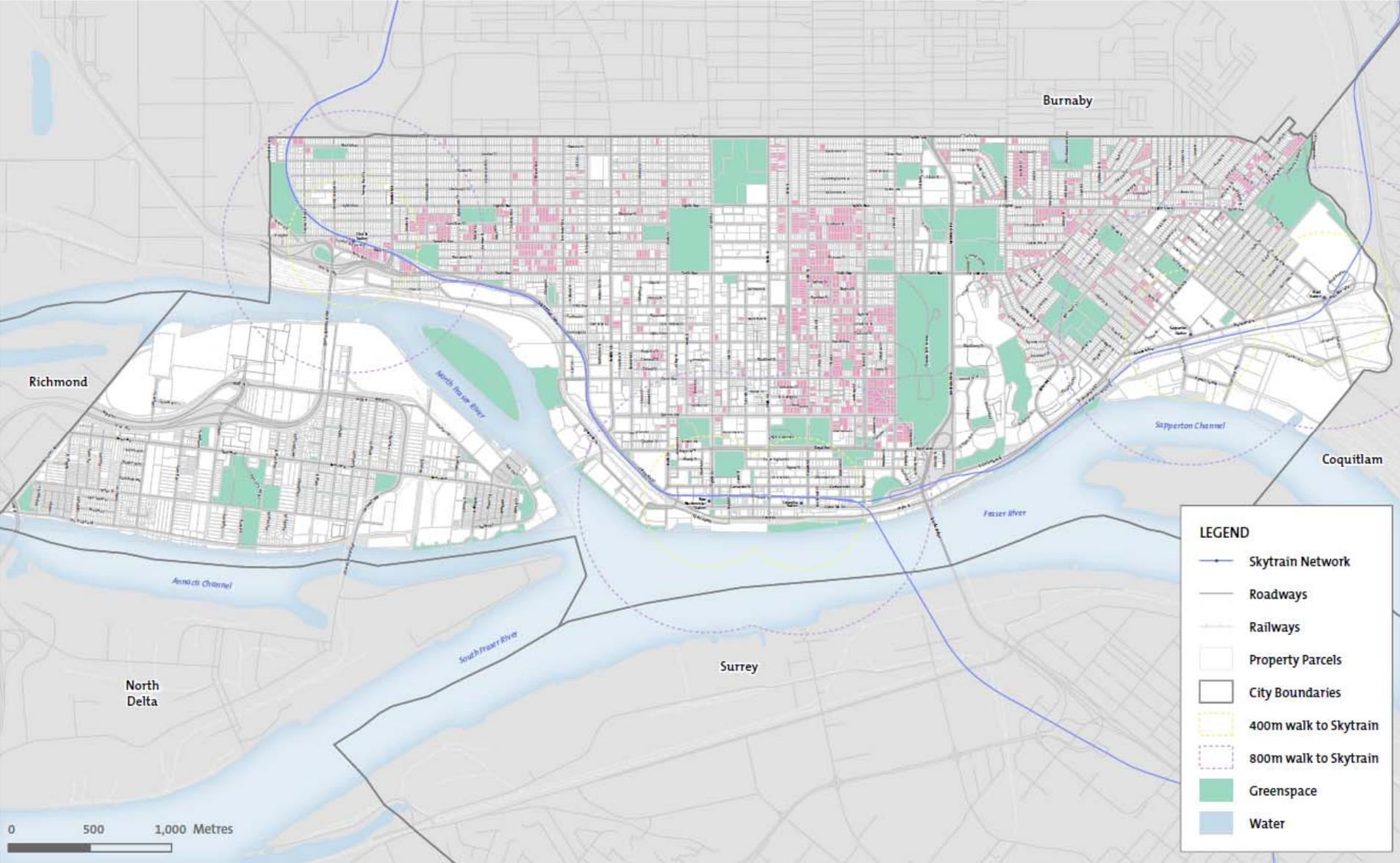
New West Land Base – Lots with Lanes



New West Land Base – Lots with Lanes over 6,000sf

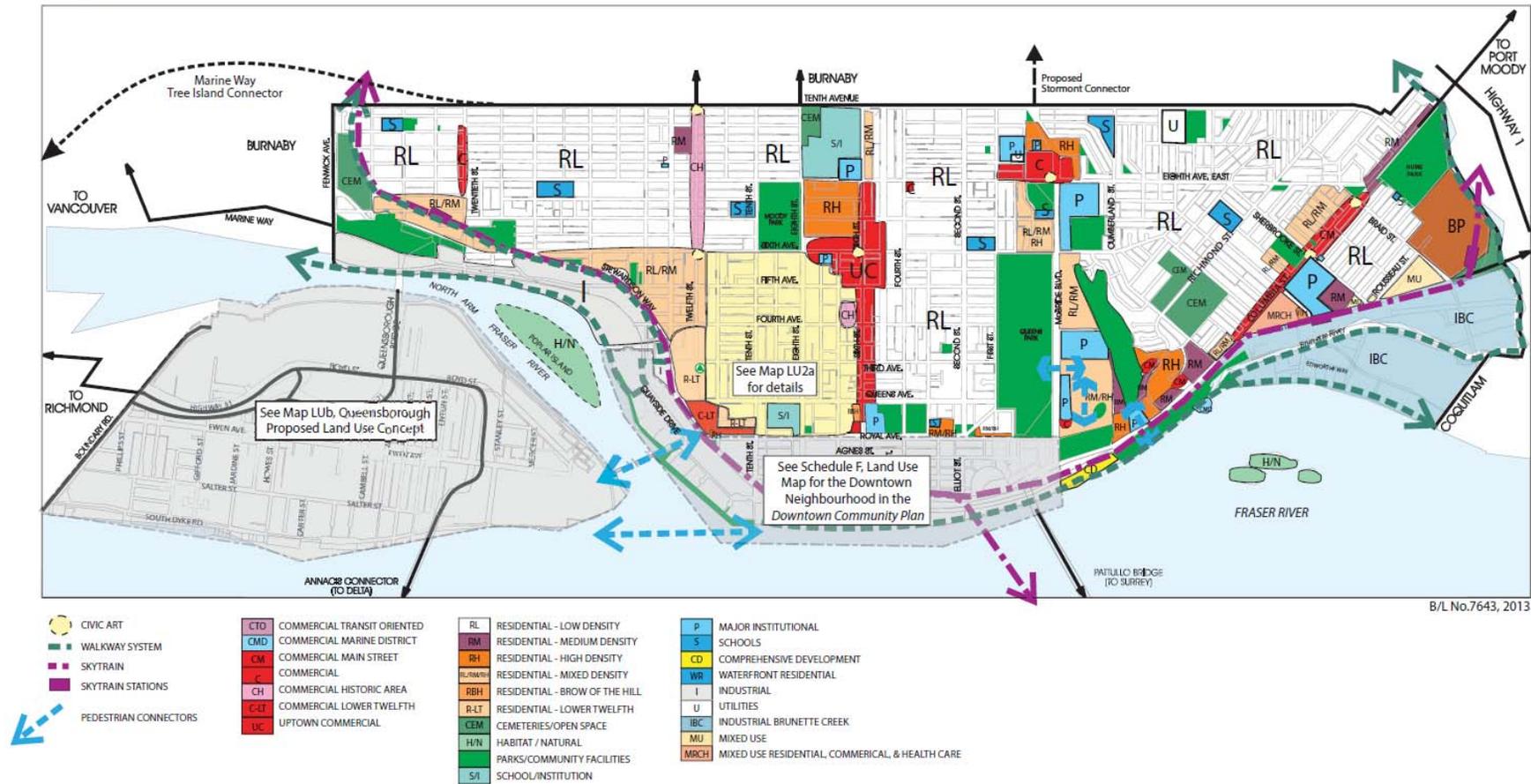


New West Land Base – Lots over 8,000sf



Next Step: Land Use Scenarios

MAP LU2
Proposed Land Use Concept



B/L No.7643, 2013

Next Step: OUR CITY Workshop

A Community Conversation on Housing!

We have created land use scenarios for each neighbourhood, with the exception of Downtown and Queensborough, which already have a neighbourhood plans. We want to know what the community thinks about each scenario. We will be using the feedback we receive to create a refined land use plan for the city.

Date: Saturday, November 7

Time: 9:00 am to 3:00 pm

Place: Anvil Centre, 777 Columbia Street



Thank You. Questions? Comments.

For more information about the OUR CITY process:
www.newwestcity.ca/ourcity

 /New Westminster

 @NewWestPlanning

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