

Inclusionary Housing Policy

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Background



Purpose of the Workshop

- To provide Council with an update regarding the consultation program in support of the Inclusionary Housing Policy.
- To elicit feedback from Council on a final draft of the Inclusionary Housing Policy.
- To seek Council's consideration of endorsement.

Previous Council Direction

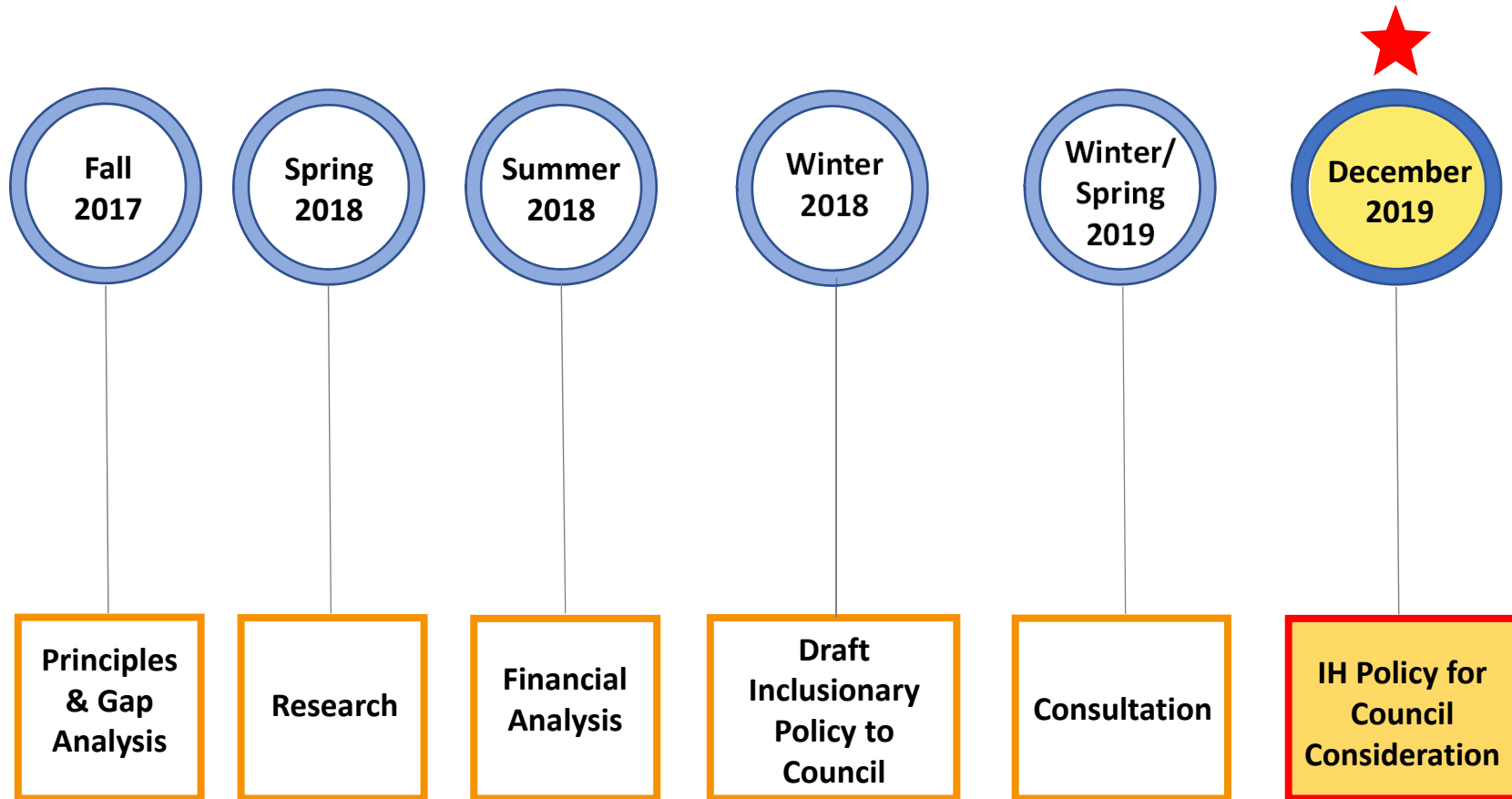
January 8, 2018 - Council endorsed a work plan and consultation process.

Aug 27, 2018 - Council endorsed the proposed next steps and timeline.

December 10, 2018 - Council endorsed the Draft Inclusionary Housing Policy as the basis for initiating consultation with the public and as the basis to review applications in the interim.

On January 14, 2019 - Council endorsed a broader framework for the City's work around Inclusionary Housing and Rental Replacement, known as the Rental Housing Revitalization Initiative.

Inclusionary Housing Policy Development





Consultation Summary



Consultation: February – May 2019

Stakeholder Workshops – February to March, 2019

- Rental Housing Advocates & Non-Profit Housing Providers
- Urban Development Institute (UDI)
- Rental Building Owners and LandlordBC

Public Open House – March 12, 2019

Housing Policy Survey – February 1 to May 13, 2019

Stakeholder Workshops

Rental Housing Advocates & Non-Profit Housing Providers - Feb. 5, 2019

14 participants representing:

- New Westminster Tenants Union
- BC Acorn Society
- local non-profit housing providers, including faith based organizations
- tenants who live in New Westminster

Urban Development Institute - Feb. 26 and April 24, 2019

- 25 participants at workshop 1
- 10 participants at workshop 2
- Written submissions

Rental Building Owners and LandlordBC - March 5, 2019

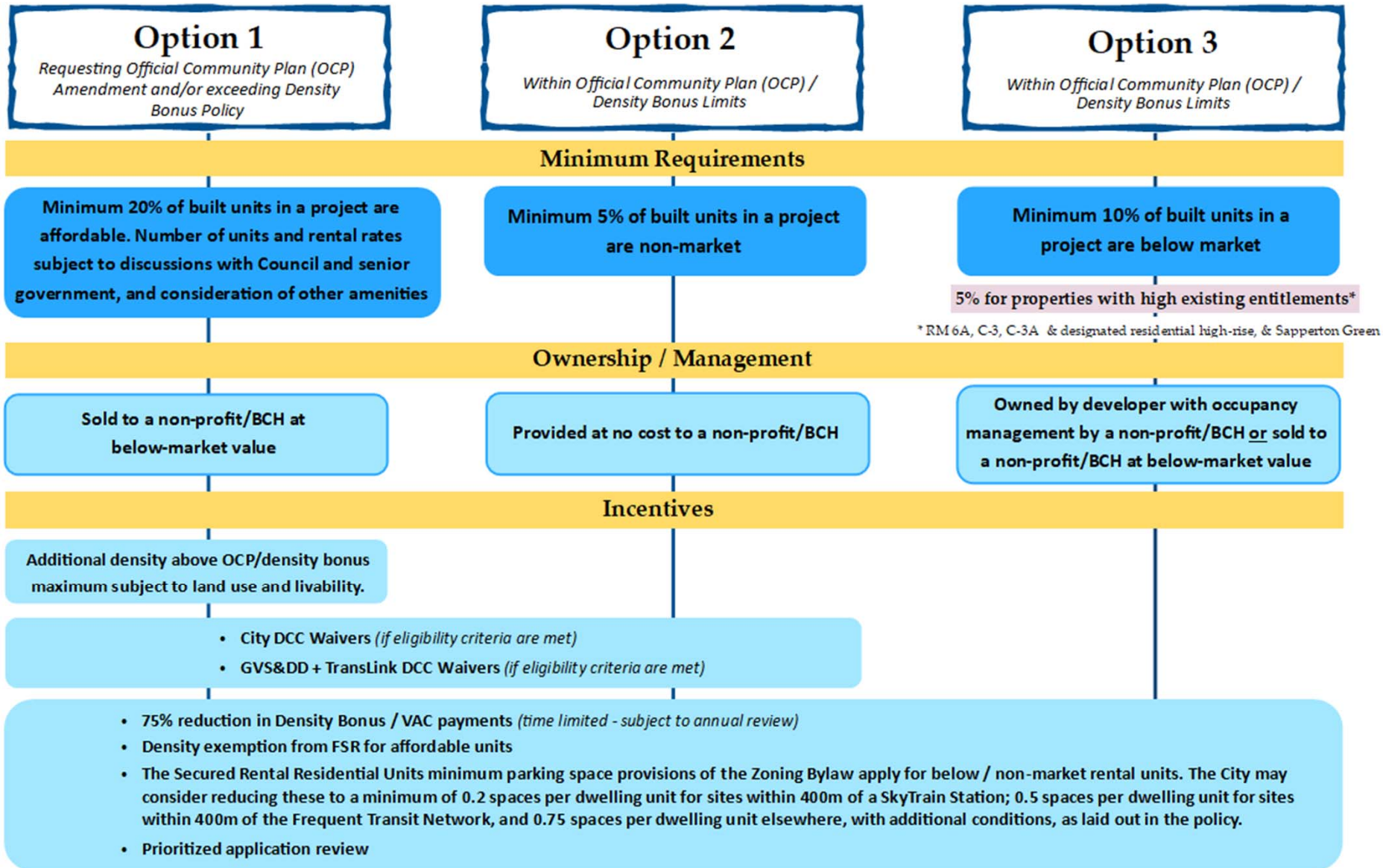
27 participants representing:

- Rental building owners
- Property managers
- LandlordBC



Inclusionary Housing Policy Proposed Provisions





5% for properties with high existing entitlements*
* RM 6A, C-3, C-3A & designated residential high-rise, & Sapperton Green

Policy Scope

Applies to strata residential and mixed-use residential development applications city-wide, with the following exemptions:

- Wood-frame development (time-limited exemption until December 31, 2022)
- Properties with high existing entitlements and limited density increase (i.e. sites zoned RM-6A and designated Residential Mid-Rise in the Official Community Plan; and, sites zoned RM-6B regardless of designation)
- Projects developed under the City of New Westminster Secure Market Rental Policy
- Projects developed which provide only townhouse units; and
- Projects developed with fewer than 10 units.

Other Provisions

- Unit mix and size guidelines
- Cash-in-lieu
- Combining required below and/or non-market units
- Flexibilities
- Selection of non-profit housing providers
- Legal Requirements

Recommendation

That Council endorse the Inclusionary Housing Policy.



Thank You.

