Affordable Housing
NEW WESTMINSTER'S HOUSING SPECTRUM

What's happening?

Municipalities play a lead role in enabling a wide range of housing options – from non-market options such as emergency shelters or supportive housing, to market housing options such as market rental or home ownership.

The City enables housing across the Housing Spectrum through land use planning tools and development approvals. The City also works with provincial and federal partners to achieve local housing goals, particularly when it comes to meeting housing needs of very low- and low-income households.

Why is this important?

Having enough housing of all types across the spectrum – including affordable housing – will allow individuals and households in the community to find the right type of housing to meet their needs during different phases of their lives.

The City's **Housing Needs Report** (2024) is an evidenced-based approach to understanding our local housing needs across the spectrum. This data is used to strengthen the City's work, including the creation of local housing policies and plans, and informing development decisions.

NEW WESTMINSTER'S HOUSING SPECTRUM



Emergency Shelter	Supportive and Transitional Housing	Affordable Rental Below and Non-Market Housing	Market Rental	Market Ownership

Emergency Shelter

Temporary but immediate places to stay for persons who are homeless or at-risk of homelessness.

Supportive Housing

Housing that provides on-site supports and services to residents to assist them in maintaining their tenancies and foster positive heath and wellbeing.

Transitional Housing

Housing for residents to stay temporarily (between 30 days to three years), with supports as needed. It aims to transition individuals into permanent housing.

Below Market Housing

Affordable housing with rents 10% below the currently reported Canadian Mortgage and Housing Corporation rental market median rent, all years, for New Westminster.

Non-Market Housing

Affordable housing subsidized by government, where rent or mortgage payments are not determined by the market but by the ability to pay, and eligibility criteria determine who is accommodated.

Purpose-Built Rental Housing (or Secured Market Rental Housing)

Housing constructed for long-term rental tenure and is not subdivided into co-op, strata condominium, or fractional ownership arrangements.

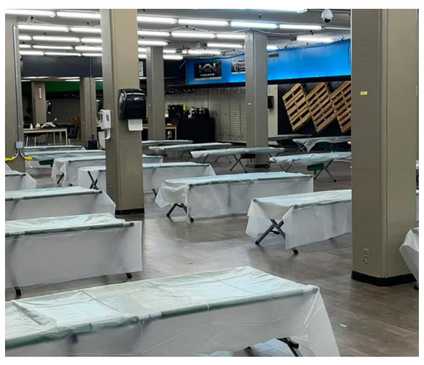
Market Ownership

Housing that is privately owned. A homeowner generally does not receive direct subsidies to purchase or maintain it.

In 5 years the City will need:

58 units	352 units	2,311 units	3,285 units	1,647 units
(12 units/year)	(70 units/year)	(462 units/year)	(656 units/year)	(330 units/year)

Examples of what could be built:



Shelter - Interior
Credit: Purpose Society



Mazarine Lodge
Credit: Ron Hart Architecture



Alt Lu'ma - 831 6th St.
Credit: VanMar Constructors



328 Agnes St.
Credit: Rod Forbes



255-265 Ross Drive
Credit: City of New Westminster

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Affordable Housing
CRISES RESPONSE PILOT PROJECT

What's happening?

The City launched a two-year pilot project in September 2024 that addresses the three inter-related crises of homelessness, mental health and substance use.

The Pilot Project is based on extensive case study research and was informed by the Homelessness Action Strategy (2022), the Mental Health Roundtable (2023), and the City's Housing Needs Report (2024).

Why is this important?

The Crises Response Pilot Project aims to Enhance Community Livability by:

- Reducing homelessness and the associated impacts;
- Reducing harm and death associated with mental health and substance use issues; and,
- Addressing externalities to help mitigate impacts to residents and businesses – e.g. sheltering, open burning, human waste and discarded belongings.



Ten-Year Supportive Housing and Wrap Around Services Plan

This Plan allows the City to **proactively advocate** for funding from senior levels of government for the housing units needed as identified in our Housing Needs Report.

This Plan **recommends actions and timing priorities** to help secure the needed shelter beds and supportive housing units, and ensure that the design and locations of these projects are guided by best practice.

Guiding Principles for projects:

- Projects will be in **purpose-designed** buildings with 40 to 60 units.
- Projects will incorporate **wrap-around services** such as employment readiness, life skills training, and referrals to other health and community-based services.
- **20% to 30%** of 24/7 shelter beds and supportive housing units will be purpose-designed, trauma-informed, and culturally-safe for Indigenous peoples.

The Ten-Year Plan has been broken down into **two 5-year targets:**

2025 - 2030 Targets (WE ARE HERE)

- 58 24/7 shelter beds with support services
- 142 supportive housing units, inclusive of 20 complex care units

Specific Actions include:

- Support expedited construction of the 52-unit supportive housing development in the Downtown at 602 Agnes Street (formerly 68 Sixth Street).
- Advocate to BC Housing to prioritize funding to construct trauma-informed and culturally-safe Indigenous housing.
- Advocate to BC Housing to prioritize funding for a permanent 24/7 shelter with support services – on a site outside the Downtown and accessible by public transit.
- Advocate to BC Housing, the Ministry of Health and the Fraser Health Authority to prioritize funding for 20 complex care units within the construction of new purpose-designed supportive housing developments.
- Advocate for funding for permanent, purpose-designed supportive housing near Royal Columbian Hospital, in Sapperton.

2030 to 2035 Target

- 140 supportive housing units (40 to 60 units per project)

Specific Actions include:

Advocate for funding for permanent, purpose-designed supportive housing in:

- Uptown
- Brow of the Hill/Moody Park
- 22nd Street Station Area

Learn more about the Crises Response Pilot Project

https://www.newwestcity.ca/crises-response-project

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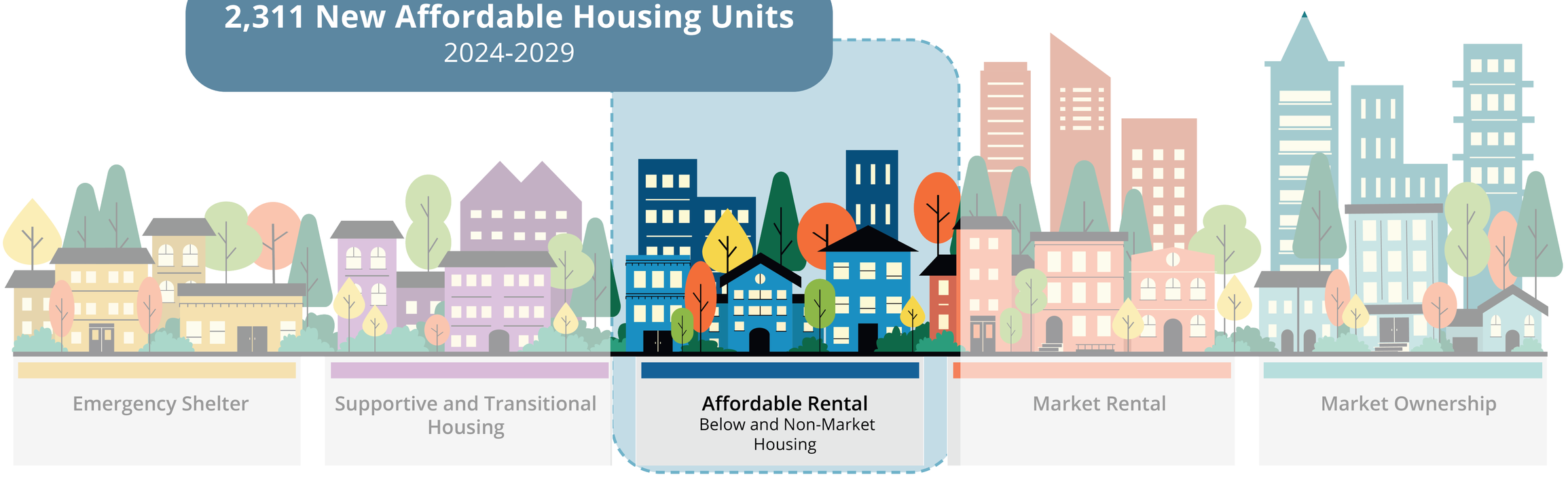
Affordable Housing

AFFORDABLE HOUSING ACCELERATION INITIATIVE



What's happening?

The City has amended the Zoning Bylaw, and is amending the Official Community Plan to enable the delivery of non-profit affordable rental housing projects through the Affordable Housing Acceleration Initiative.

Why is this important?

The purpose of this initiative is to reduce regulatory barriers, streamline processes, and unlock more opportunities for non-profit affordable rental housing projects that are owned and operated by non-profit housing providers. This housing type has been identified as a critical need.

DID YOU KNOW?

Most properties in the city must be rezoned to achieve the land use and density outlined in the Official Community Plan. For non-profit housing providers trying to deliver non-profit affordable rental housing, the rezoning process can be time consuming and often put project funding from senior levels of government at risk.

Where are we in the process?

PHASE 1 (COMPLETE)

Project Launch & Background Analysis

Community Engagement

Zoning Bylaw Amendments & Council Adoption

Phase 1 amended the City's Zoning Bylaw to allow affordable rental housing projects to forego rezoning if they meet the following criteria:

- The property is owned and operated by a registered non-profit housing provider or housing co-op;
- The project's long-term affordability and residential rental tenure are secured via Legal Agreement;
- The project is no more than 6 storeys;
- The units are rental only; and,
- The property is currently designated *Residential – Multiple-Unit Buildings (RM)* in the City's Official Community Plan.

If the above criteria is met, a rezoning application would not be required. Eligible projects will still be subject to other standard City approvals.

PHASE 2 (WE ARE HERE)

Community Engagement

Proposed Amendments & Report to Council

Council Consideration & Adoption

With the Official Community Plan being updated, Phase 2 of the Initiative will explore removing barriers to non-profit affordable rental housing in other areas of the city:

- New land use designations in the City's Transit Oriented Development (TOD) Areas.
- Properties designated R*esidential – Townhouse.*



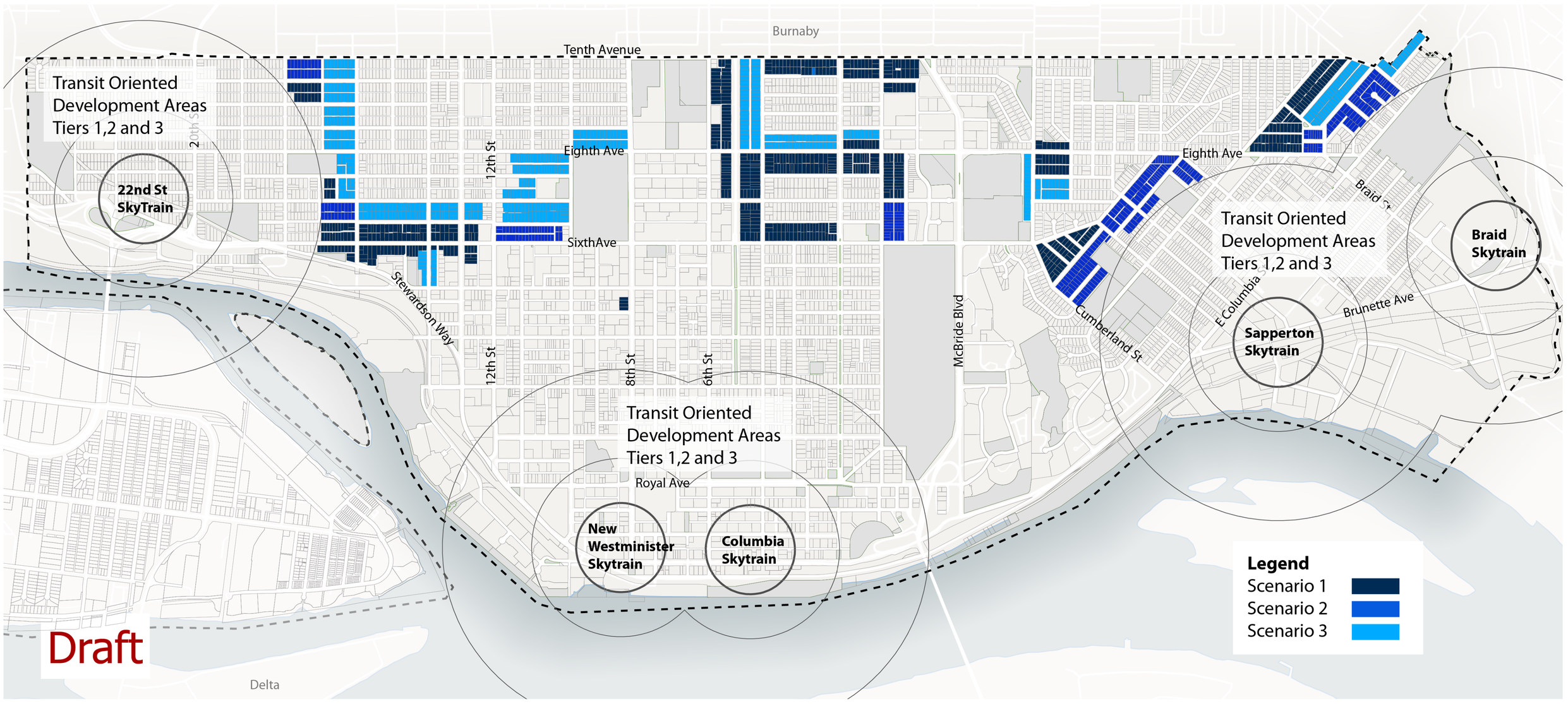
Alt Lu'ma | Example of what can be allowed via this Initiative.

Credit: VanMar Constructors

Your input will help shape where non-profit affordable rental housing projects can be built in order to meet community needs, while aligning with the future vision of the community.

Affordable Housing
SHARE YOUR FEEDBACK

Draft Townhouse Land Use Scenarios



Affordable Housing Acceleration Initiative

The City is considering **allowing non-profit affordable rental housing of up to six storeys in locations proposed for townhouses.** This will allow a mix of housing types (i.e. single detached houses, townhouses, low-rise buildings, etc.), and tenures (i.e. home ownership, rental in the area to address a variety of housing needs in the community. **A rezoning application would still be required** for these affordable rental housing projects.

Learn more about proposed townhouse locations in the Official Community Plan at the Townhouse Station.

What is your **level of support** for allowing non-profit affordable rental housing projects to be built in locations proposed for **townhouses**?

DO NOT SUPPORT

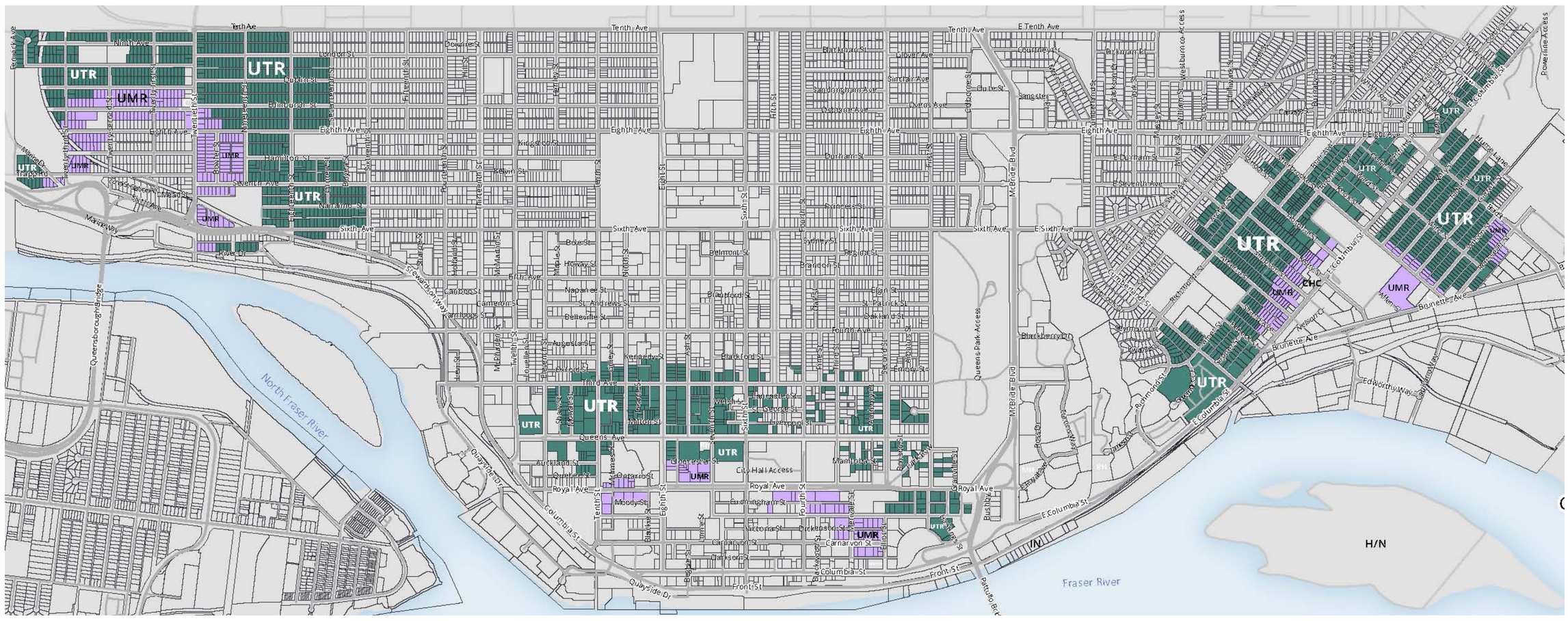
SOMEWHAT DO NOT SUPPORT

NEUTRAL

SOMEWHAT SUPPORT

SUPPORT

Affordable Housing
SHARE YOUR FEEDBACK



Affordable Housing Acceleration Initiative

Because of the changes made through Phase 1, non-profit affordable housing projects of up to six storeys are now allowed without the rezoning process in locations already envisioned for residential apartment buildings that are up to six storeys in the Official Community Plan. With the introduction of Transit Oriented Development Areas by the Province, more areas of the city will allow six storey apartment buildings.

The City is considering allowing non-profit affordable rental housing of up to six storeys to skip rezoning in the transition and middle areas of New Westminster's Transit Oriented Development Areas (see the highlighted areas in the map).

This would allow more non-profit affordable housing to be built near transit hubs.

The rezoning process may be skipped when these criteria are met:

- The property is owned and operated by a registered non-profit housing provider or housing co-op;
- The project's long-term affordability and designation as rental housing are secured through legal agreement;
- The project is no more than six storeys; and,
- The property is in the Urban Transitional Residential or Urban Middle Residential areas (see the highlighted areas in the map)

WHAT DOES PRE-ZONING MEAN?

For the Affordable Housing Acceleration initiative, pre-zoning means allowing non-profit affordable housing outright as a permitted use when certain conditions are met. If these conditions are met, a project can apply for a development permit without going through the rezoning process.

Learn more about Transit Oriented Development Areas at the respective station.

Considering the background and these criteria, what is your **level of support** for the City to allow affordable rental housing projects in New Westminster's Transit Oriented Development Areas?

