New Westminster

Our City, Our Homes: Implementation of Transit Oriented Development Area Extensions and Regional Planning

Advisory Planning Commission | February 2026

- Context
- Transit Oriented Development Areas
- Transit Oriented Development Areas Extensions
- Regional Planning
- Official Community Plan Changes
- Next Steps and Questions

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Context

Provincial Housing Legislation

- In November 2023, the Provincial Government announced a number of changes to the *Local Government Act*
- Introduced Transit Oriented Development Areas
- Required municipalities to update the Official Community Plan and reflect the new Provincial Housing Legislation

Official Community Plan Update

1. Provincial Housing Legislation Implementation
2. Townhouse Accelerator Program (HAF Project)
3. Affordable Housing Accelerator Program (HAF Project)
4. Infill Housing Accelerator Program (HAF Project)
5. Transit Oriented Development Area Extensions, Regional Planning and Local Government Act requirements

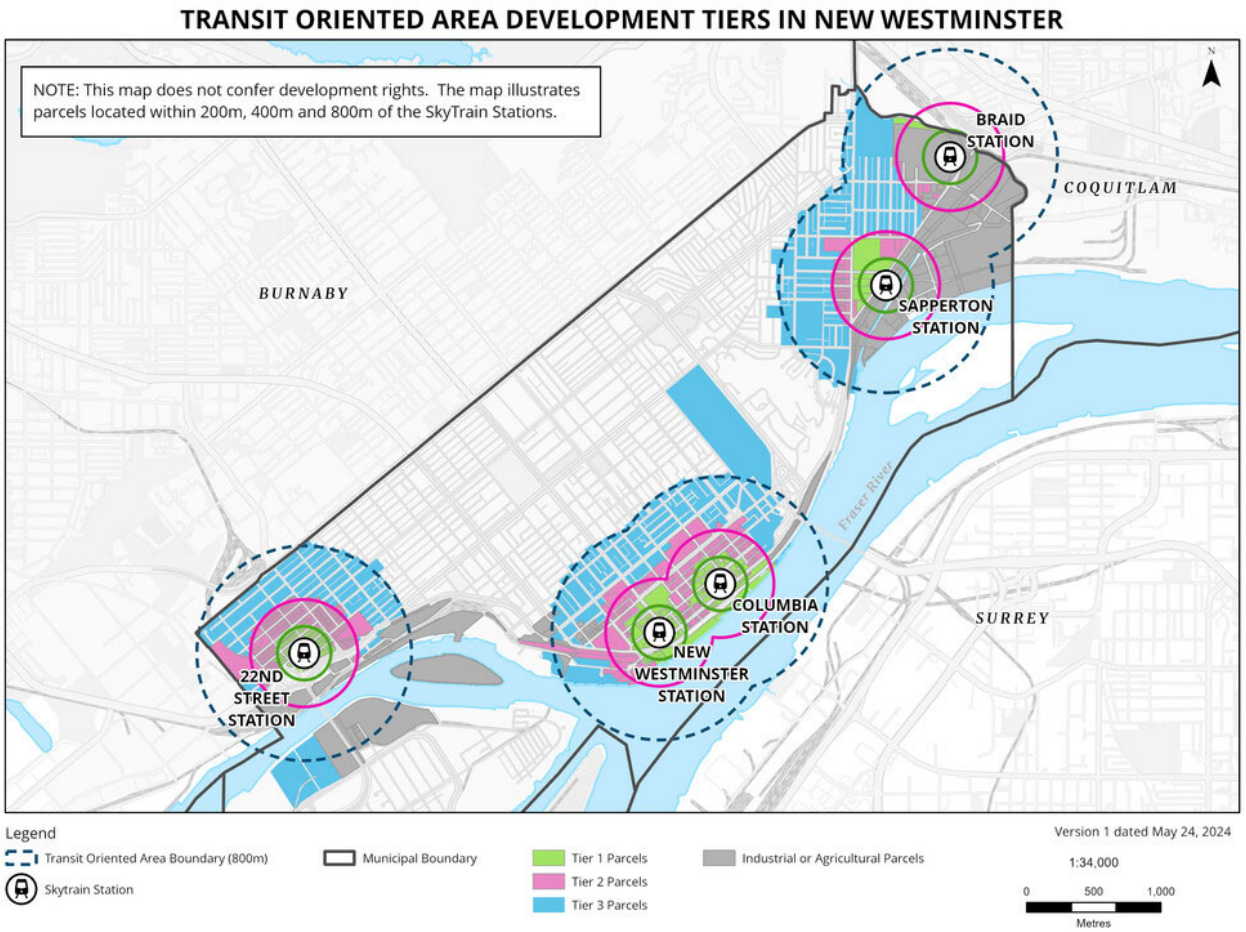
Transit Oriented Development Areas

Transit Oriented Development Areas

- TOD Area is defined as land within 800 metres of a SkyTrain station.
- New minimum density and height to be allowed by the local government.
- Remove residential parking requirements.

	Distance from Rapid Transit	Minimum Allowable Density (FSR)	Minimum Allowable Height (Storeys)
Tier 1	200m or less	Up to 5.0	Up to 20
Tier 2	201m to 400m	Up to 4.0	Up to 12
Tier 3	401m to 800m	Up to 3.0	Up to 8

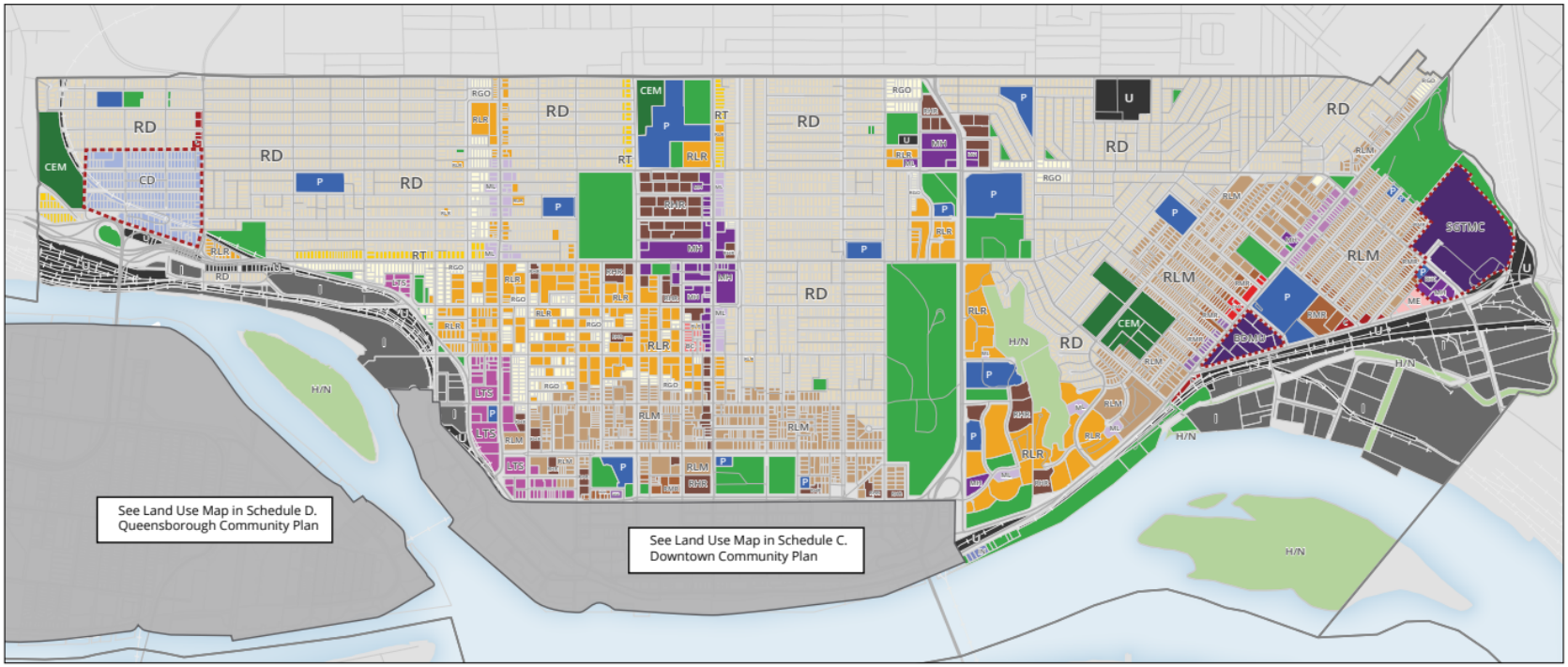
Transit Oriented Development Areas



TOD Land Use Designations

Land Use Designation Name	TOD Area Alignment	Infill Housing Permitted
Residential – Low Rise (RLR)	Low Rise sites outside of TOD Areas Maximum 6 storeys	No (as existing)
Mixed Use – Low Rise (ML)		No (as existing)
Residential – Limited Mid Rise (RLM)	Tier 3 (401 to 800m from station) Maximum 8 storeys	Yes
Mixed Use – Limited Mid Rise (MLM)		Yes
Residential – Mid Rise (RLM)	Tier 2 (201 to 400m from station) Maximum 12 storeys	Yes
Mixed Use – Mid Rise (RMR)		Yes
Residential – High Rise (RHR)	Tier 1 (up to 200m from station) 20 storeys	No (as existing)
Mixed Use – High Rise (MH)		No (as existing)

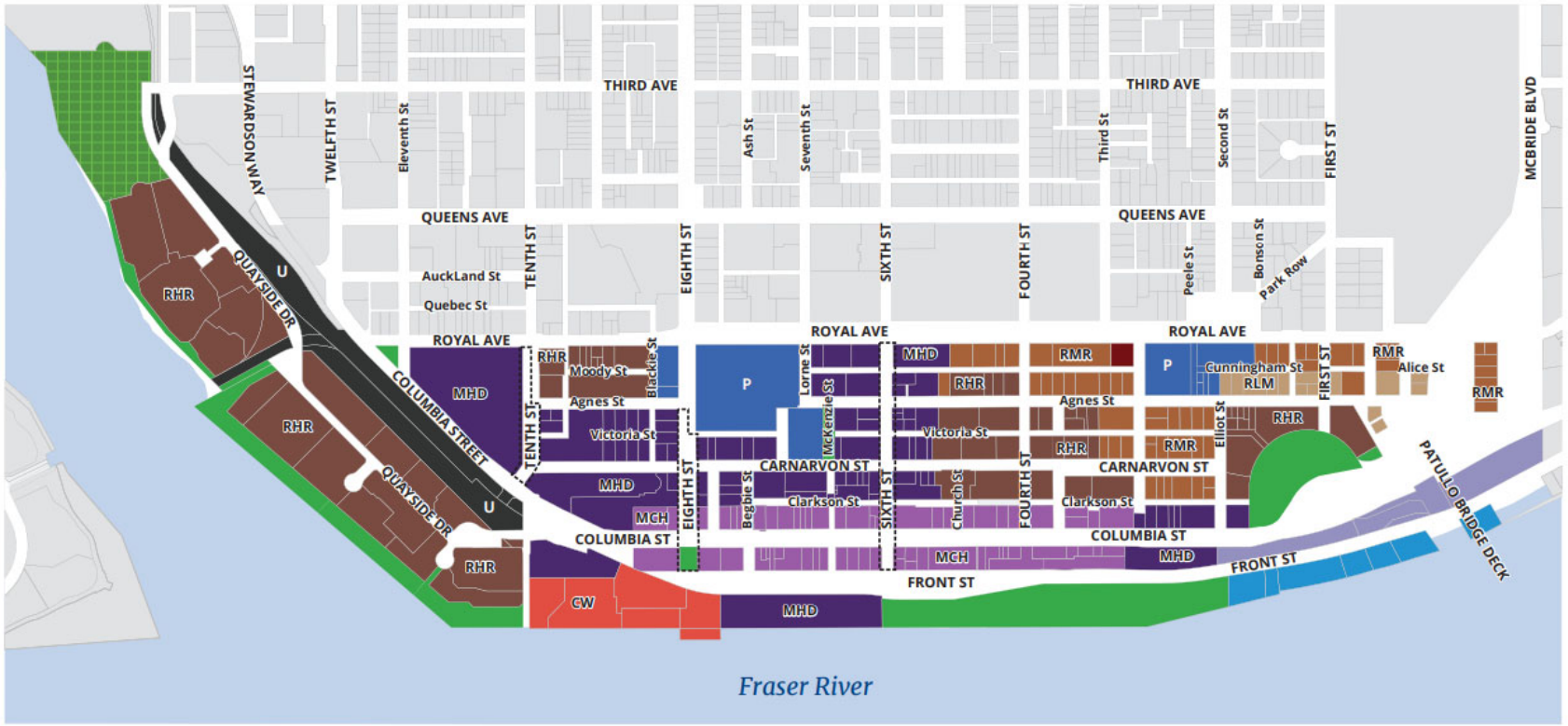
Land Use Designation Map



KEY:

- **(RD)** Residential - Detached and Semi-Detached Housing
- **(RGO)** Residential - Ground Oriented Infill Housing
- **(RT)** Residential - Townhouse
- **(RLR)** Residential - Low Rise
- **(RLM)** Residential - Limited Mid Rise
- **(RMR)** Residential - Mid Rise
- **(RHR)** Residential - High Rise
- **(ML)** Mixed Use - Low Rise
- **(MLM)** Mixed Use - Limited Mid Rise
- **(MM)** Mixed Use - Mid Rise
- **(MH)** Mixed Use - High Rise
- **(BDMU)** Brewery District Mixed Use and Health Care
- **(SGTMC)** Sapperton Green Transit Oriented Mixed-Use Community
- **(RHC)** Residential - High Density/ Community Facility
- **(CHC)** Commercial and Health Care
- **(C)** Commercial
- **(ME)** Mixed Employment
- **(P)** Major Institutional
- **(I)** Industrial
- **(U)** Utilities and Transportation Infrastructure
- **(IN)** Intertidal
- **(H/N)** Habitat/Natural Areas
- Parks, Open Space and Community Facilities
- **(CEM)** Cemeteries
- **(BC)** Bent Court Study Area
- **(LTS)** Lower Twelfth and Sharpe Street Study Area
- **(CD)** Comprehensive Development
- Frequent Transit Development Area
- Local Centre

Downtown Land Use Designation Map



Transit Oriented Development Area Extensions

Principles for Identifying Extensions

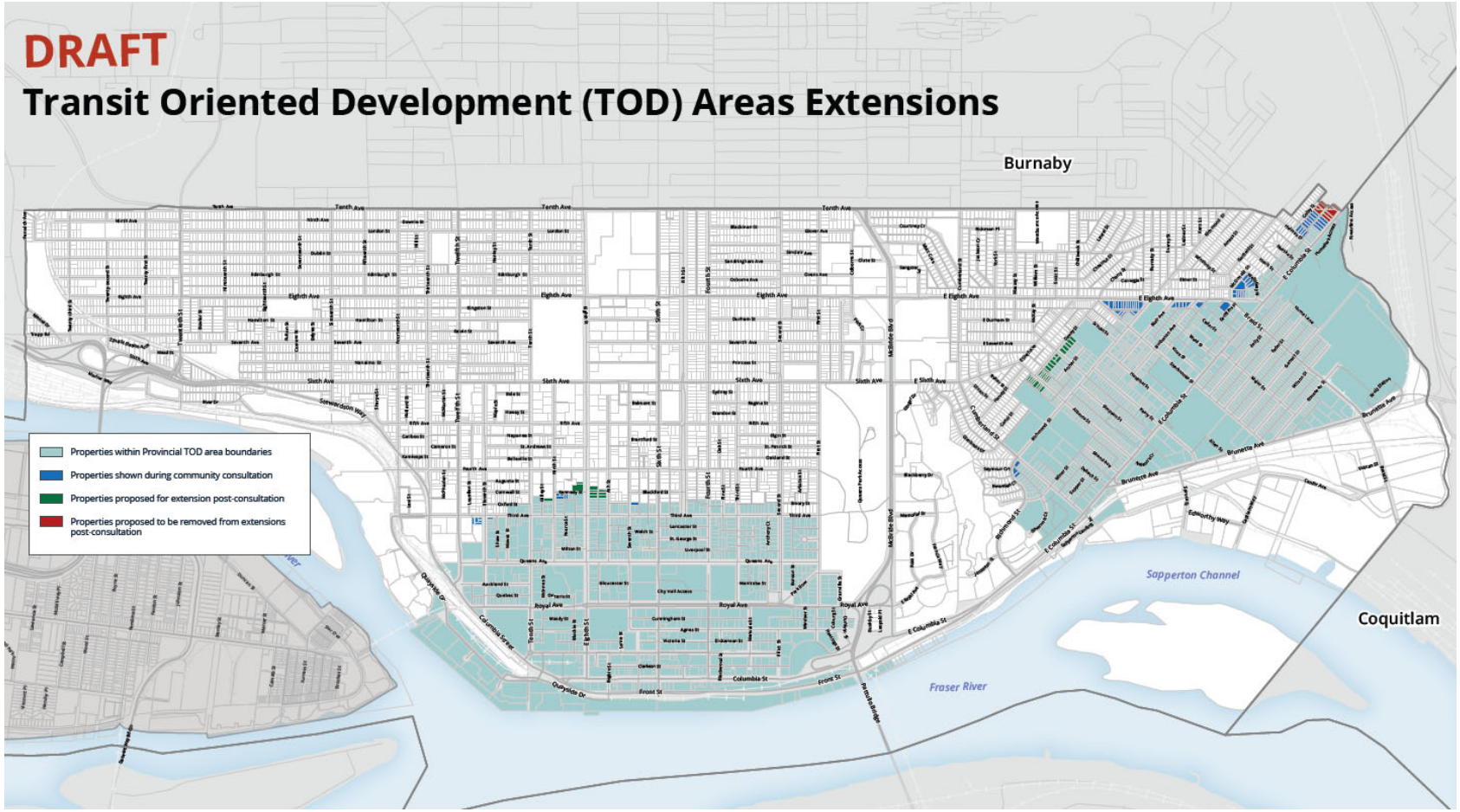
Extend the "Residential – Limited Mid Rise" land use designation when:

- Majority of the block was already within a Transit Oriented Development Area to enable consolidation and comprehensive redevelopment of a block (e.g. avoiding individual properties being 'left behind' by adjoining developments)
- There is a clear geographical break, such as a major collector road, to create a clear transition in density
- Where only a few properties are within the TOD area, if this would improve development viability (e.g. facilitating lane access near major streets)

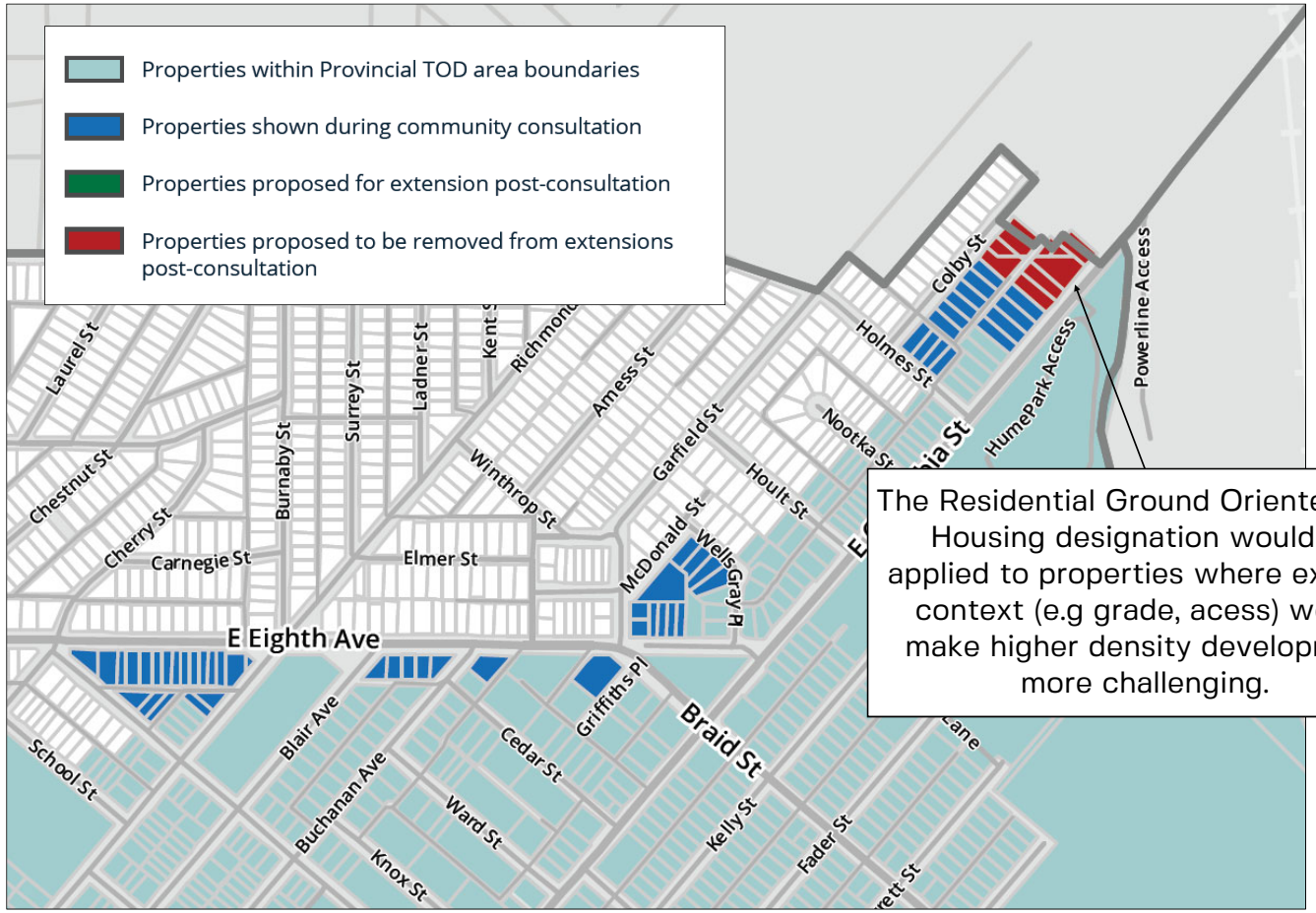
Maintain the current Transit Oriented Development Area edge when:

- Only a small number of properties in the block are included, and the overall block would be better suited for the Infill or Townhouse Program (e.g. due to lot depth, grade)

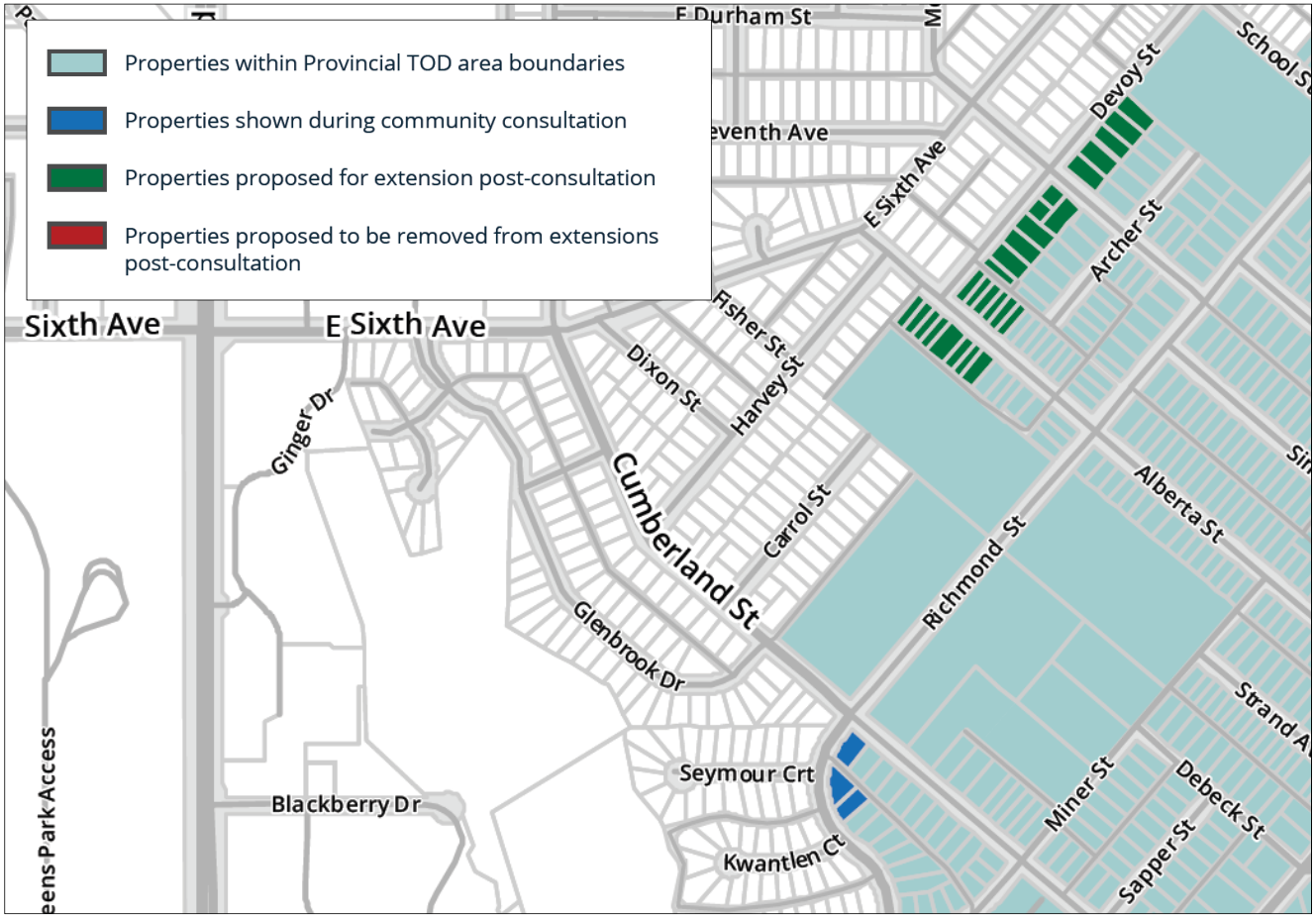
Proposed Extensions



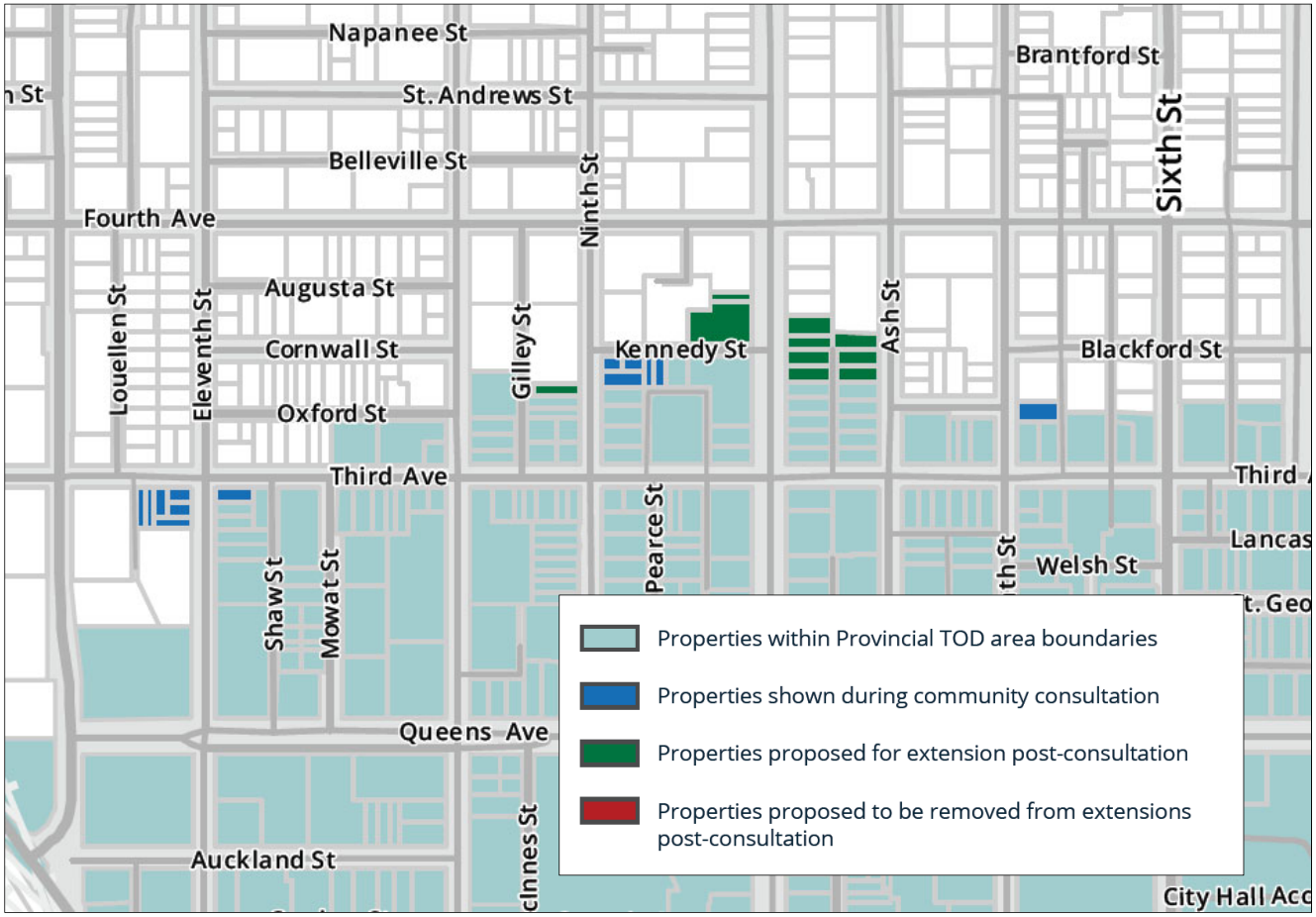
Sapperton TOD Area Extensions



Sapperton and Victory Heights TOD Area Extensions



Brow of the Hill TOD Area Extensions



Regional Planning

Regional Planning

- The City of New Westminster is a member municipality of the Metro Vancouver Regional District
- Metro Vancouver has authority to prepare a Regional Growth Strategy (Metro 2050)



Regional Context Statement

- The Local Government Act requires municipalities' Official Community Plans to be aligned with the Regional Growth Strategy.
- To demonstrate that alignment, municipalities prepare a **Regional Context Statement**.
- The Context Statement outlines how the policies and goals in the OCP link to, achieve, or support the regional goals established in the Regional Growth Strategy.
- The City has prepared a new Regional Context Statement

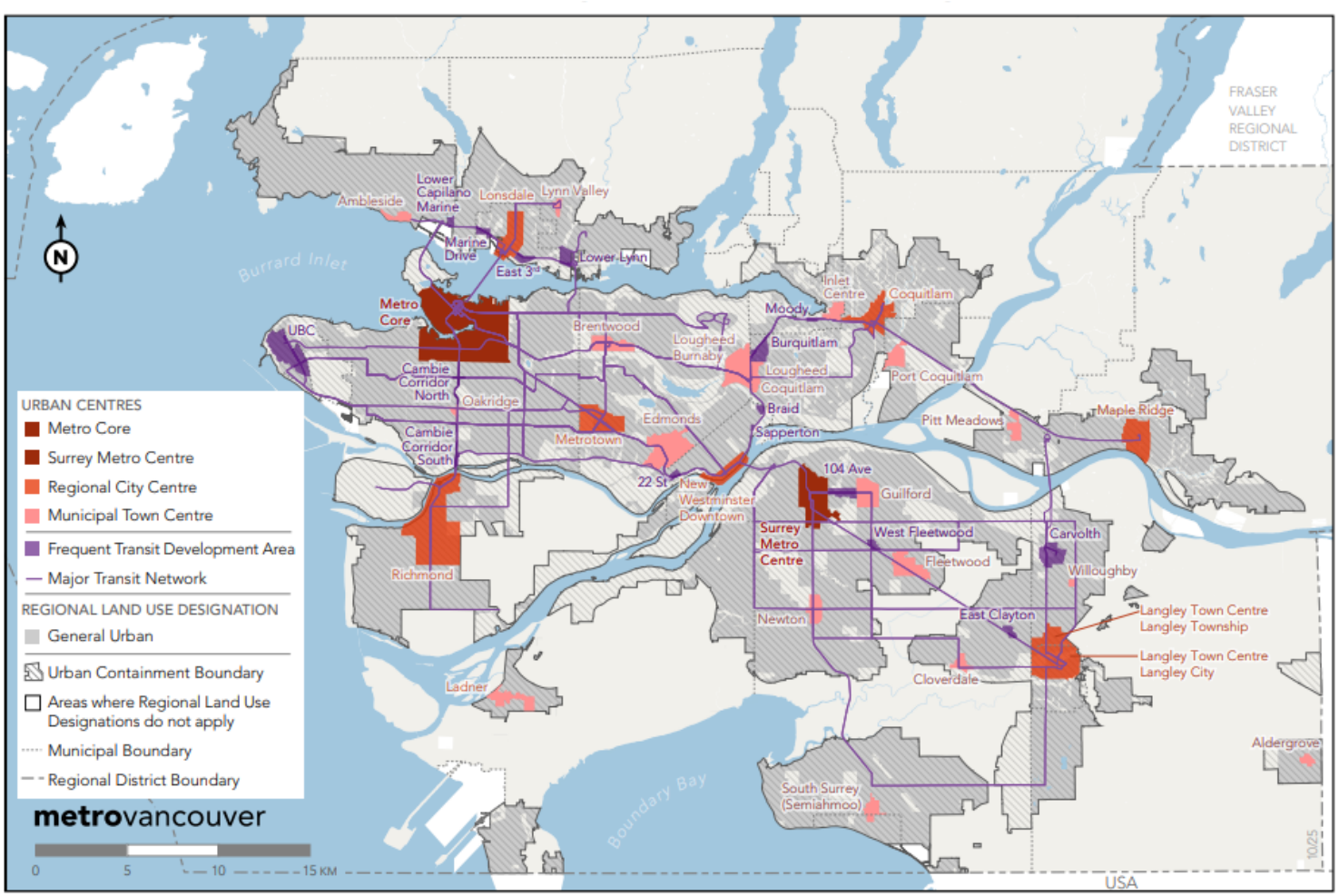
Regional Growth Projections

Metro Vancouver Medium Growth Projections for the City of New Westminster (June 2024)

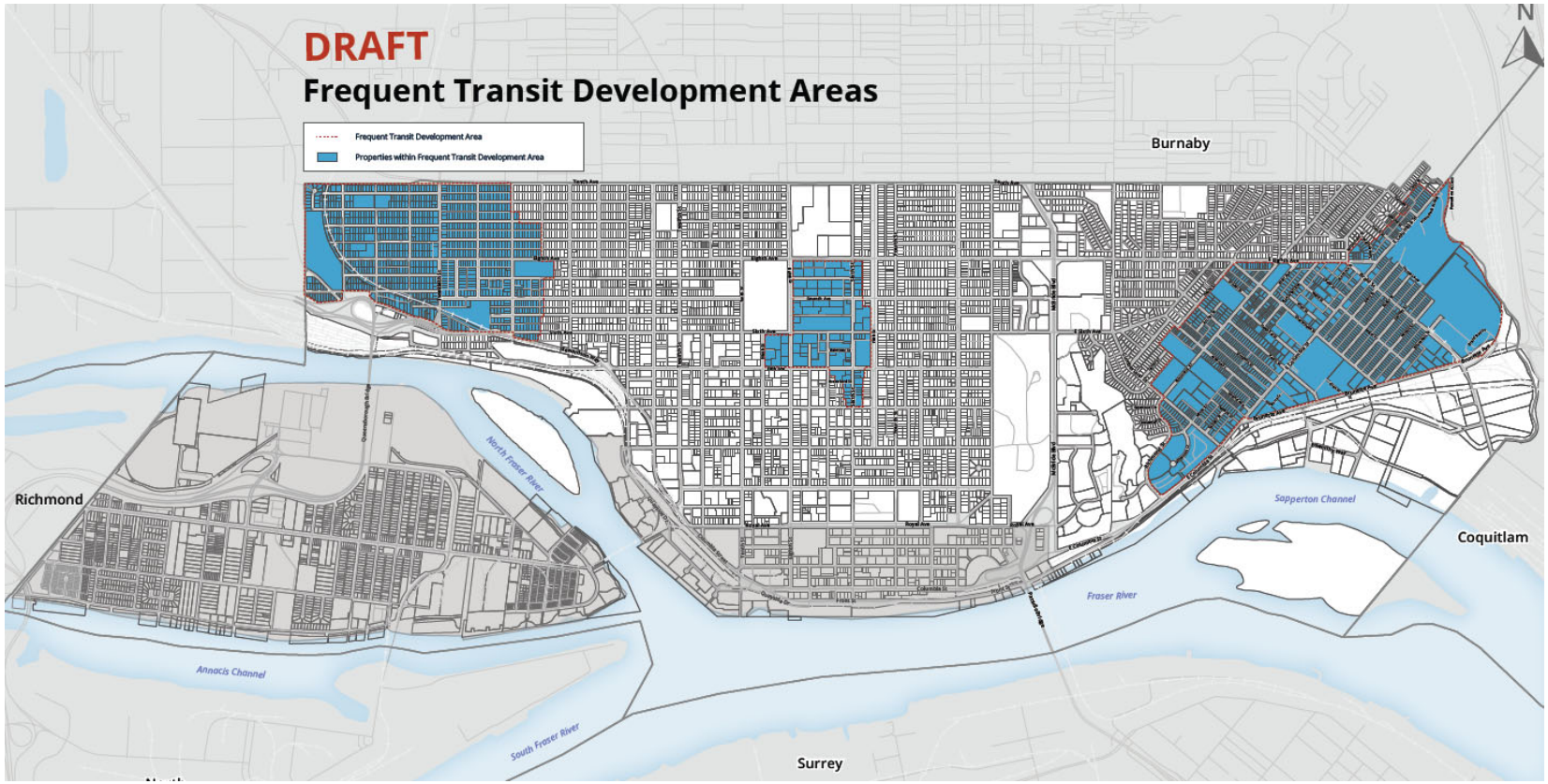
	2021	2030	2040	2050
Medium Growth Population Projections	82,940	106,580	127,390	142,790
Medium Growth Dwelling Unit Projections	37,910	49,360	59,300	66,750
Medium Growth Employment Projections	34,660	44,610	52,690	58,520

Frequent Transit Development Areas

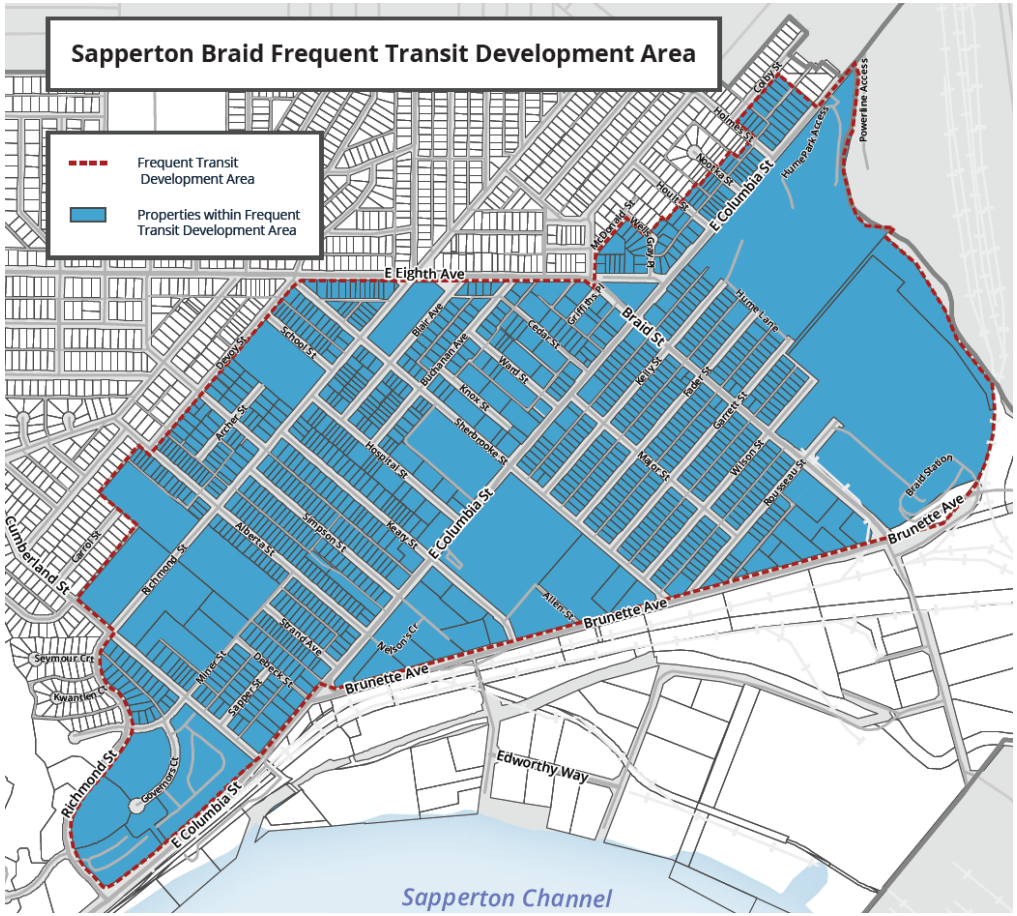
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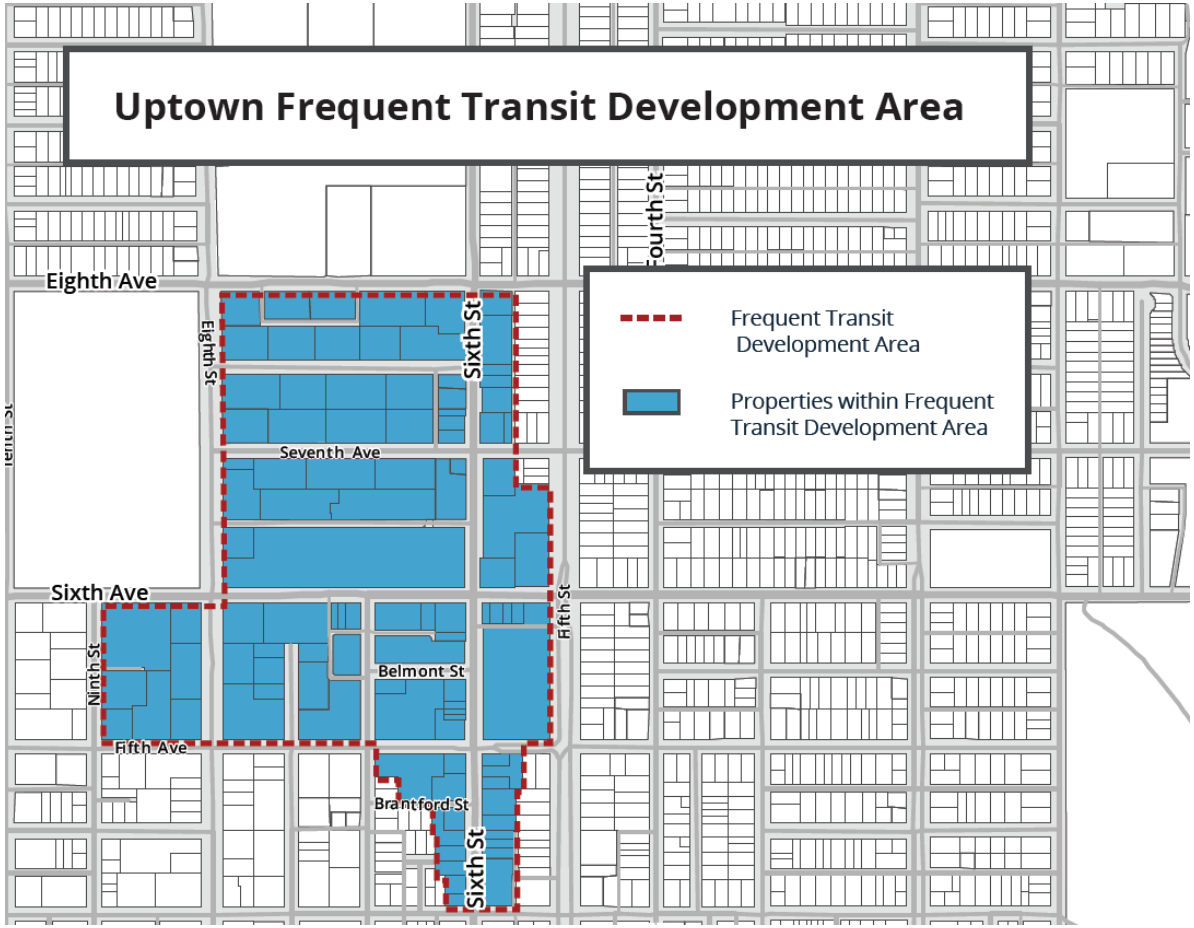
Frequent Transit Development Areas



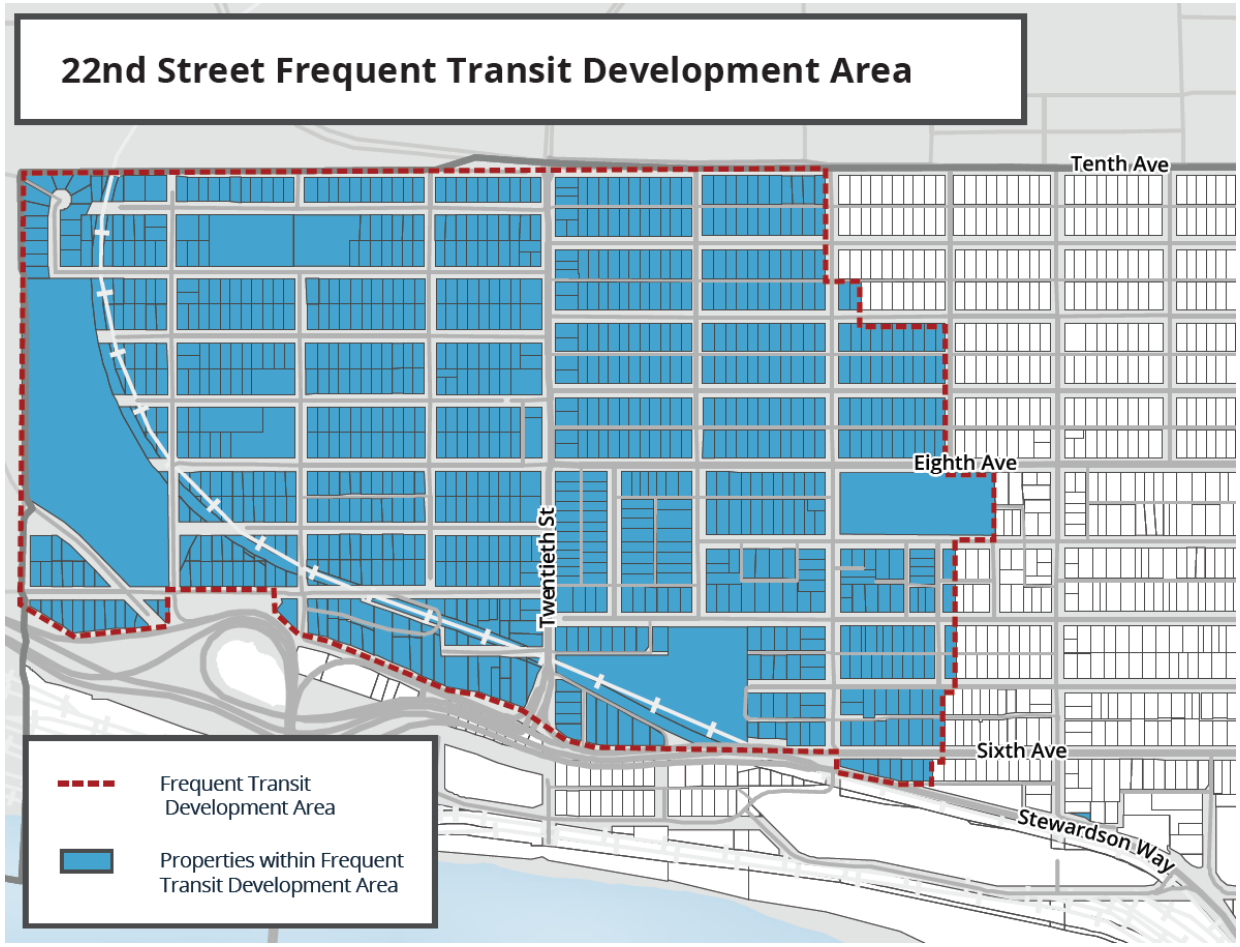
Sapperton Braid FTDA



Uptown FTDA


Uptown Frequent Transit Development Area
Frequent Transit Development Area
Properties within Frequent Transit Development Area
Eighth Ave
Seventh Ave
Sixth Ave
Fifth Ave
Belmont St
Brantford St
Eighth St
Sixth St
Ninth St
Fifth St
Fourth St

22nd Street FTDA



Official Community Plan Changes

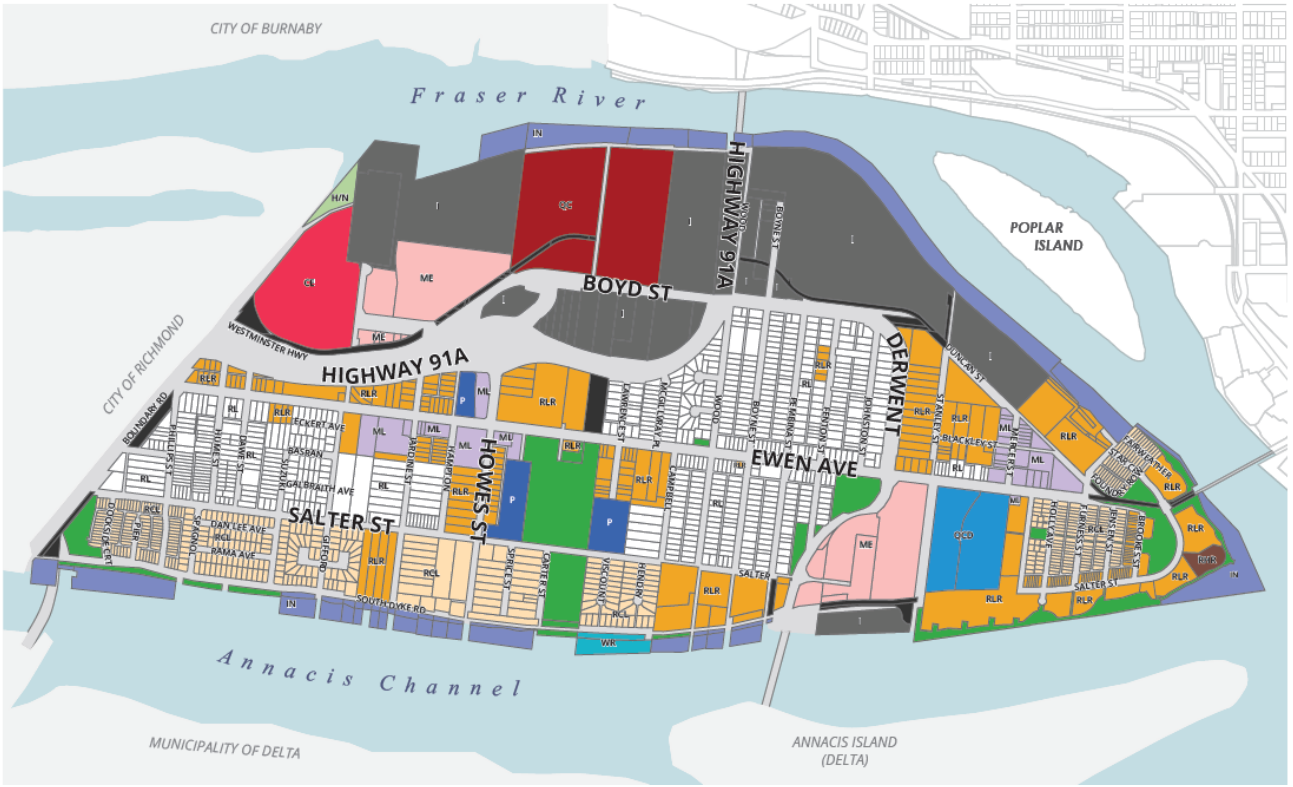
Energy, Emissions and Climate Change Chapter

- Official Community Plans must include targets for the reduction of greenhouse gas emissions, and the policies and actions to achieve those targets.
- In October 2022, Council endorsed the Community Energy and Emissions Plan 2050, establishes a net-zero greenhouse gas emissions community by 2050.
- Official Community Plan to be updated to reflect the targets and actions in the Climate Energy and Emissions Plan.

Queensborough Community Plan Changes

DRAFT January 2026 Version

MAP 11
Land Use Designation Map



Next Steps

- Staff will bring the proposed updates as described within the report to Council for their feedback
- Bring forward the Bylaw amendment and schedule a Public Hearing in the Summer of this year

New Westminster

Questions?

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