City of
New Westminster

Report to Council

To:	New Westminster City Council in Regular Council	**Meeting Date:**	December 15, 2025
From:	Jackie Teed, Director, Planning & Development	**Report No.:**	2025-366
Re:	**Our City, Our Homes: Implementation of Townhouse and Affordable Housing Accelerator Fund Initiatives Bylaws for First and Second Reading**		

Staff Recommendation

1. *THAT Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw No. 8547, 2025 be introduced and given first reading.*

2. *THAT Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw No. 8547, 2025 be considered in conjunction with the City's Capital Expenditure Program as contained in the Five Year Financial Plan, and the Region's Integrated Solid Waste and Resource Management Plan, Integrated Liquid Waste and Resource Management Plan, and Drinking Water Management Plan, which are deemed to be consistent with said program and plan in accordance with Section 477(3)(a) of the Local Government Act.*

3. *THAT Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw No. 8547, 2025 be given second reading, and be forward to Public Hearing.*

4. *THAT Zoning Bylaw No. 6680, 2001, Amendment Bylaw No. 8524, 2025 be introduced and given first reading.*

5. *THAT Zoning Bylaw No. 6680, 2001, Amendment Bylaw No. 8524, 2025 be given second reading, and be forwarded to Public Hearing.*

Purpose

To request that Council give first and second readings to the bylaws that would implement two Housing Accelerator Fund initiatives: the Townhouse Program, and the Affordable Housing Accelerator.

Summary

In February 2024, the City was awarded an $11.4 million grant from the Housing Accelerator Fund program established by the Canada Mortgage and Housing Corporation (CMHC). This report outlines amendments proposed to Official Community Plan (OCP) and Zoning Bylaw to implement two of the grant-funded programs: the Townhouse Program, and a component of the Affordable Housing Accelerator.

This report is presented in two Sections: A. Townhouse Program; and B. Affordable Housing Accelerator.

A. Townhouse Program: To increase the number of new townhouse projects, this program has explored expanding the townhouse land use designation in the OCP to more areas of the city, pre-zoning lands for townhouses, and making regulatory and policy improvements such as allowing larger townhouse units. Based on analysis and community engagement, approximately 900 properties are recommended to be designated in the OCP. Of these, approximately 570 are being considered for pre-zoning, meaning that a rezoning application would not be required to build townhouses on these lots.

B. Affordable Housing Accelerator: The Affordable Housing Accelerator initiative aims to reduce regulatory barriers, streamline approval processes, and unlock more opportunities for affordable housing projects of up to six storeys that are entirely owned and operated by registered non-profit rental housing providers or housing co-ops. The proposed OCP update would implement a next phase of the Initiative, which proposes allowing non-profit affordable rental housing of up to six storeys to be built on properties designated to permit a townhouse. This would be conditional on the property being owned and operated by the registered provider, and on the project's long term affordability and rental tenure being secured through a legal agreement.

To implement the Housing Accelerator Fund initiatives, the OCP and zoning changes are being proposed. A summary of the bylaws for consideration can be found in Attachment 1. The initiatives are required to be completed by February 24, 2026.

Background

In February 2024, the City was awarded an $11.4 million grant the Housing Accelerator Fund program offered by from Canada Mortgage and Housing Corporation (CMHC). In receiving the grant, New Westminster has committed to implementing the Housing Accelerator Fund Action Plan that includes seven initiatives. The Townhouse Program and Affordable Housing Accelerator initiatives are two of the seven initiatives.
On October 27, 2025, Council endorsed moving forward with updates to the OCP and Zoning Bylaw to support the Townhouse Program and a next phase of the Affordable Housing Accelerator initiative. The report can be viewed here.

Section A: Townhouse Program

This section summarizes the townhouse-related changes. Additional background and discussion can be found in Attachment 2.

Official Community Plan Townhouse Land Use Designation

Many properties designated for townhouses in the 2017 OCP are within Transit Oriented Development (TOD) Areas and are now envisioned for higher densities. Recognizing that townhouses are still an important form for diversifying the city's housing choice, additional properties have been identified for townhouses in the OCP. The OCP Amendment Bylaw would designate approximately 900 properties across the city "Residential – Townhouse" (RT) in the OCP.

Priority locations for townhouses were identified as blocks: in close proximity to community amenities (such as school and parks); at the edges of Transit Oriented Development Areas to provide a transition from higher to lower density housing; and on busy roads without a functional and continuous lane, to improve site access conditions. Site access conditions would be improved by requiring new townhouse projects to dedicate land to facilitate completion of a rear lane. Over time, pedestrian and road safety would be improved by reducing the number of individual driveways onto fronting streets.

These changes would be implemented through Official Community Plan Amendment Bylaw No. 8547, 2025 (Attachment 4).

Revised Townhouse Development Permit Area Guidelines

Townhouse applications on land designated "Residential – Townhouse" (RT) require a Development Permit. A Development Permit would be issued when development permit guidelines are met. Development permit guidelines allow municipalities to set expectations for things like building appearance from the outside, site layout, and sustainability.

The OCP Amendment Bylaw includes revisions to the guidelines included in the Townhouse Development Permit Area to provide clear guidance for applications under the updated townhouse program. The revised guidelines are included as Schedule 2 of Attachment 4.

Townhouse Zoning Bylaw Amendment

The Townhouse Program explored revisions to the townhouse zoning district to improve regulations and encourage of the addition of new townhouse units in the city. These revisions considered lessons learned from past projects, best practices in other local municipalities, and analysis of the local context. Recommended changes would make regulatory and policy improvements, including: allowing larger townhouse units and

enabling secondary suites in townhouses, with an off-street parking ratio of 0.5 stalls per secondary suite. These changes would be implemented through Zoning Amendment Bylaw (Townhouse Zoning Update) No. 8524, 2025 (Attachment 6).

Revised Approval Process: Pre-Zoning

As part of the Housing Accelerator Fund initiative, the Townhouse Program explored streamlining the approval process by pre-zoning sites with a townhouse designation. Removing the need for a rezoning application could enable more townhomes to be built faster. Townhouse projects would be required to meet the regulations of the updated zoning district, such as parking and minimum lot size.

Staff explored pre-zoning all properties proposed to be designated “Residential – Townhouse” (RT) through the OCP Amendment Bylaw. Of the properties identified for townhouses in the proposed update to the OCP, approximately 570 properties would be pre-zoned.

The proposed new townhouse zoning districts have been structured to maintain existing zoning entitlements. This means that owners can stay in their homes, can still renovate or rebuild their home, or sell their property. Someone could also seek to purchase and consolidate multiple properties and build a townhouse project.

Two distinct zoning districts would be created under the townhouse program, in order to align with the existing zoning entitlements:

- Townhouse Residential District RT-A would include properties currently zoned NR-1, NR-5, RS-1 and RS-5 and would allow townhouses in addition to single detached dwellings, secondary suites *and laneway or carriage houses*.
- Townhouse Residential District RT-B would include properties currently zoned NR-2 and RS-2 and would allow townhouses in addition to single detached dwellings and secondary suites.

All other requirements would be the same in both zoning districts.
The properties shown in Schedule C of Attachment 6 would be rezoned to the updated zoning district through Zoning Amendment Bylaw (Townhouse Zoning Update) No. 8524, 2025 (Attachment 6).

Section B: Affordable Housing Accelerator

Through the Housing Accelerator Fund, the City agreed to explore amending the OCP to allow affordable rental housing projects to achieve higher density than market projects in order to increase the viability of affordable housing projects. To achieve this, the OCP Amendment Bylaw (Attachment 4) would allow non-profit affordable rental housing projects of up to six storeys as a permitted use in the “Residential – Townhouse” (RT) land use designation.

Eligibility would require the property to be owned and operated by a non-profit housing provider or housing co-op, and the project's long term affordability and rental tenure to be secured through a legal agreement. A rezoning application would still be required. Projects would also still be subject to other City approvals, including a Development Permit, Works and Services Agreement, and Building Permit.

Additional background and discussion can be found in Attachment 3.

Consultation Summary

Sections 475 and 476 of the *Local Government Act (LGA)* provide specific requirements for consultation that must occur prior to the consideration of an OCP amendment. The *LGA* requires local government provide the opportunities it considers appropriate for consultation with the organizations and authorities it considers may be affected by the proposed amendment. These requirements are in addition to a public hearing. On November 4, 2024, Council endorsed the approach to early and ongoing consultation for this OCP update.

Through this process, staff contacted all First Nations and agencies identified to discuss the potential implications of the proposed OCP update. Following first and second readings of the bylaw, staff would send a letter outlining the proposed update and the opportunity to provide final feedback to Council through the public hearing. The same letter would be sent to the Advisory Planning Commission.

A variety of methods were used to build awareness of the OCP update and housing initiatives. Collectively, this work was branded as "Our City, Our Homes". Community engagement was undertaken in the Spring, and an information campaign was undertaken in the Fall to share the outcomes of this work.
Additional information about community, agency and First Nation consultation is summarized in the October 27, 2025 report, which can be viewed here.

Financial Implications

In February 2024, the City was selected as a recipient of an $11.4M grant from the Housing Accelerator Fund. These funds have been used for all costs related to the action plan initiatives. Staff continue to explore other funding sources as they arise. Staff are working on a Financing Growth Strategy for ensuring that the future infrastructure needs can be met through the implementation of new Financing Growth tools such as Amenity Cost Charges (ACCs) and updated Development Cost Charges (DCCs). The City is also advocating to the Province and the Federal Government for funding to support future urban growth.

Next Steps

The next steps towards updating the Official Community Plan and related Zoning Bylaw amendments are:

1. Council Consideration of first and second readings of Official Community Plan Amendment and zoning amendment bylaws [We Are Here].
2. Notification of Public Hearing. In this case, because of the number of properties affected, postcards are not required to be mailed to owners and occupants. However, due to the scale of the updates to the Official Community Plan and related Zoning Bylaw amendments, the public hearing would be advertised by sending a postcard as ad mail to community members. This follows the approach taken for advertising the Our City Our Homes public consultation period. However, this approach could be disrupted by the mail strike.
3. Public Hearing and Council consideration of Third Reading of the bylaws.
4. Referral of the Zoning Bylaw amendments to the Ministry of Transportation and Transit.
5. Council consideration of adoption of the Official Community Plan Amendment and Zoning Amendment Bylaws (February 2026).

The above timeline aligns with the extended Housing Accelerator Fund deadline to complete the Townhouse Accelerator Program and the Affordable Housing Accelerator program by February 24, 2026.

Following the adoption of this program, staff would provide updated materials on our website to assistant applicants with navigating the development approval process and will continue to monitor the program to ensure any recommended refinements to the program are identified and in alignment with program goals.

Interdepartmental Liaison

The Planning and Development Department works in close collaboration with several departments in implementing the legislation including Engineering, Transportation, Electrical, Building, Fire, Climate Action, and Parks and Recreation.

Attachments

Attachment 1 –	Summary of Bylaws for Consideration
Attachment 2 –	Townhouse Program Background and Discussion
Attachment 3 –	Affordable Housing Accelerator Background and Discussion
Attachment 4 –	Official Community Plan Amendment Bylaw (Townhouse Accelerator Initiative) No. 8547, 2025
Attachment 5 –	Official Community Plan Amendment Bylaw Memos
Attachment 6 –	Zoning Amendment Bylaw (Townhouse Zoning Update) No. 8524, 2025

Report Approval

Submitted By
Nicolas Huige, Land Use Planning Analyst
Jodee Ng, Senior Housing Planner
Erica Tiffany, Supervisor, Transportation Planning

Agreed By
Linda Gillan, Supervisor, Housing
Lynn Roxburgh, Manager, Housing and Land Use Planning
Rupinder Basi, Deputy Director, Planning and Development

Approved By
Jackie Teed, Director, Planning and Development
Lisa Spitale, Chief Administrative Officer

DOC#: 2790935

Attachment 1

Summary of Bylaws for Consideration

Summary of Bylaws for Consideration

To implement the Housing Accelerator Fund initiatives, two bylaws are presented for Council consideration which are summarized below.

Official Community Plan Amendment Bylaw (Townhouse Accelerator Initiative) No. 8547, 2025

Overall, this bylaw would:

- Designate approximately 900 properties “Residential – Townhouse”.
- Update Townhouse Development Permit Area extend and guidelines.

In accordance with Section 477(3)(a) of the *LGA*, an OCP Amendment Bylaw must be considered in conjunction with and be deemed to be consistent with:

- the City’s Capital Expenditure Program as contained in the Five Year Financial Plan, and
- the Region’s Integrated Solid Waste and Resource Management Plan, Integrated Liquid Waste and Resource Management Plan, and Drinking Water Management Plan.

Official Community Plan Bylaw Amendment Bylaw (Townhouse Accelerator Initiative) No. 8547, 2025 has been reviewed by the Directors Engineering and Finance, and no inconsistency has been identified (see Attachment 5).

Zoning Amendment Bylaw (Townhouse Zoning Update) No. 8524, 2025

This bylaw would:

- Pre-zone approximately 570 properties to allow townhouses. Existing residential uses would still be permitted (e.g. single detached dwellings, secondary suites).
- Update regulations for townhouses make improvements to the current program.
- Allow for secondary suites in townhouses and require parking for secondary suites.
- Exempt secondary suites from one-, two- and three-bedroom unit size requirements while maintaining a minimum unit size.

New Westminster

Attachment 2

Townhouse Program Background and Discussion

Program Background

In 2017, Council adopted Phase One of the Infill Housing Program. The original program focused on enabling laneway and carriage houses, and infill townhouses. A monitoring program was launched to track the success of implementation.

In 2022, the City reviewed Phase One of the Infill Housing Program to understand the successes and challenges of the program due to the limited uptake, despite redevelopment interest. It was discovered that the rezoning process and allowable density of the Program had represented barriers for applicants.

In 2023, Council adopted the 2023 –2026 Strategic Priorities Plan, which identified Homes and Housing Options as an area of focus, with the intended outcome to allow for diverse housing options in all neighbourhoods in New Westminster. In response to new Council priorities, the City launched Phase Two of the Infill Housing Program, divided into two programs: the Infill Housing Program, and the Townhouse Program. These City-led initiatives are funded by the Canada Housing and Mortgage Corporation through the Housing Accelerator Fund (HAF). Staff presented a work plan that outlined the City's approach to the Townhouse Program, which can be found here.

The Townhouse Program was submitted as a HAF initiative before the provincial housing legislation was introduced. The program presented to HAF proposed to change the zoning of the properties already designated "Residential – Infill Townhouse" in the Official Community Plan (OCP). However, many of these properties are now within a Transit Oriented Development Area. To meet the intent of the HAF initiative, staff have explored additional locations for townhouses through the OCP update process, recognizing this is still an important form for diversifying the city's housing choice, enabling ground oriented, family friendly units.

Comparison between Townhouse and Infill Housing Forms

The goal of the Townhouse Program is to facilitate the consolidation and redevelopment of more than one single detached dwelling property. This differs from the Infill Housing Program which focuses on facilitating redevelopment of individual lots. Other typical differences are outlined in Figure 1 below.

Figure 1: Comparison of Townhouse & Infill Housing Forms

	Townhouse	**Infill Housing**
Development scale	Typically development on larger or multiple consolidated parcels.	Typically single lot development.
Density	Higher density uses and forms permitted than infill.	Lower density uses and forms permitted.
Unit Size	Family friendly unit sizes	Range of unit sizes
Building Layout	Attached side-by-side or back-to-back housing forms, up to three	Variety of housing forms of up to 6 units (such as duplex, triplex, quadraplex, multiplex). May include

	Townhouse	Infill Housing
	storeys in height, with ground-level access.	accessory dwelling units, and secondary suites.
Financing Growth	More opportunities to deliver public benefits such as off-site and public realm improvements and new or improved City lanes.	Some opportunities to deliver public benefits, including off-site improvements, on single lot developments.
Applicants	Small- to medium-scale developers.	Homeowners and small-scale developers.

Process for Identifying Locations for Townhouse in the Official Community Plan

Step 1: Identifying the Study Area

The first stage of investigation was to identify the study area by identifying the properties envisioned Townhouses or Ground Oriented Infill, outside of the Transit Oriented Development (TOD) Areas. Properties in Queensborough were not included in the scope of the program, as the Queensborough townhouse program (designed for the floodplain context) continues to be successful. Properties in the Queen's Park Heritage Conservation Area were removed from the study area due to existing heritage protection, which limits the ability to consolidate properties. Protected properties could explore a townhouse project through a Heritage Revitalization Agreement that further protects the existing heritage assets.

Step 2: Applying Broad Principles

With the study area understood, the City applied three principles to identify which blocks would be most suitable for townhouses:

1. *Transition at the edges of the Transit Oriented Development (TOD) Area:* Consider townhouses for blocks adjacent to Tier 3 of Transit Oriented Development Areas.

   Rationale: Townhouses provide a transition between the eight storey mid-rises now permitted in Tier 3, and the lower density housing envisioned in surrounding blocks.

2. *Proximity to community amenities:* Consider townhouses on blocks fronting or adjacent to community amenities such as parks, schools, community centres or other amenities.

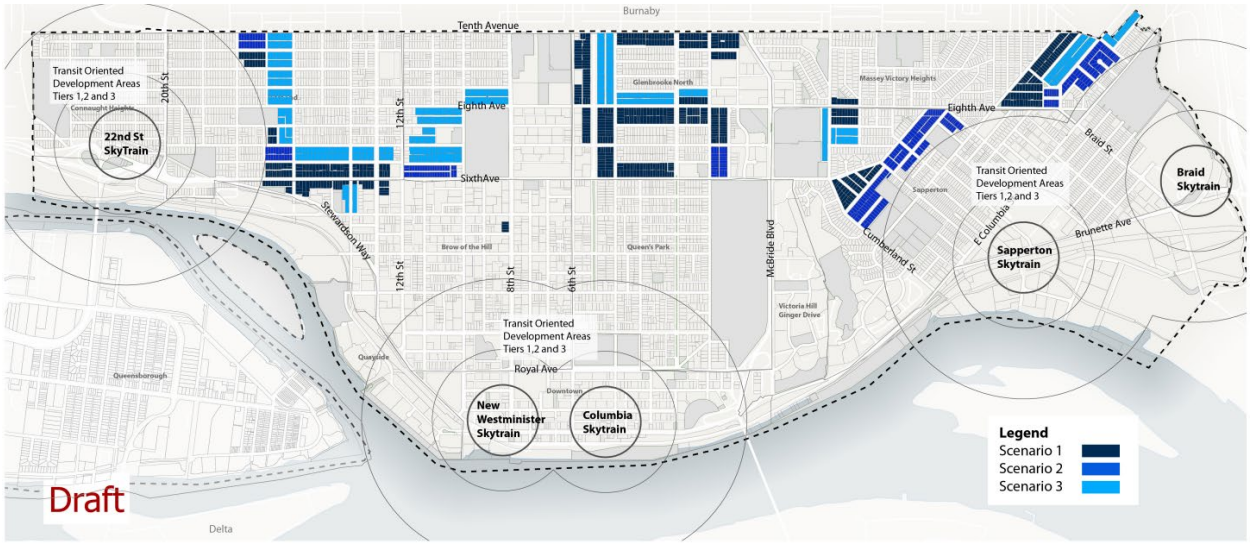
   Rationale: Blocks in close proximity to amenities are considered to be desirable, walkable and bikable locations which would be suitable for family friendly housing forms. This builds on feedback from the first phase of the Townhouse Program (2017), where community members wanted to see more family friendly housing types near family oriented amenities.

3. *Access improvements:* Consider townhouses for lots on busy roads without a functional and continuous lane in order to improve site access conditions.

Rationale: Allowing driveways onto major roads can cause highway safety concerns. Townhouses can resolve this by requiring a lane dedication and alternative access off a less busy road. Townhouses are typically larger projects over multiple lots which have a better ability to provide lanes. Properties on the other side of the future lane would also be required to dedicate area to ensure a new future lane is possible.

Three townhouse map scenarios were developed for community consultation in Spring 2025, taking into consideration the above principles, which showed a low, medium and higher extent of properties proposed to be designated for townhouse use (see Figure 2). Generally, the community supported the higher extent for townhouse use across the city. Community feedback was incorporated into the revised townhouse mapping.

Figure 2: Townhouse Land Use Designation Scenarios Presented for Community Consultation



Step 3: Conducting Detailed Site Review

Staff conducted further block-by-block analysis and investigated site conditions such as slope, lot depth, access and existing land uses to determine whether the proposed blocks would be able to accommodate lot consolidation and other townhouse requirements. Based on this assessment, some blocks were removed as the site conditions were evaluated to be more appropriate for the Infill Housing Program (which anticipates the development of single properties, rather than consolidation).

Based on these conditions, City staff recommend designating approximately 900 properties across the city for townhouse use. The map of designated properties is included in Schedule 1 of Attachment 4.

Townhouse Program Options: Secondary Suites and Parking Requirements

Policy direction was sought from Council regarding permitting secondary suites in townhouse units, and related parking requirements, which are summarized below.

Council direct that secondary suits be permitted in townhouse units, with a required parking rate of 0.5 stalls per suite.

Secondary Suites

Staff sought Council direction on whether secondary suites should be included as a Permitted Accessory Use in the Townhouse Zoning District, and two options were presented for consideration. Council selected Option 1.

> *Secondary Suites Option 1: THAT the Zoning Bylaw amendment being prepared to implement the Townhouse Program **include** **secondary suites** as a Permitted Accessory Use in the updated Townhouse Zoning District.*
>
> *OR*
>
> *Secondary Suites Option 2: THAT the Zoning Bylaw amendment being prepared to implement the Townhouse Program **not include** **secondary suites** as a Permitted Accessory Use in the updated Townhouse Zoning District.*

Considerations

- Secondary suites provide flexible options for households to support intergenerational living, such as elderly relatives who need some support or adult children who cannot afford to live independently: The cost of residential care homes and renting or owning a home can be unaffordable for many households. A suite in a relatives' home can provide family members their own living space and some independence.
- Secondary suites act as a 'mortgage helper' for homeowners, if they choose to rent the suite. Homeowners can obtain additional monthly income by renting the secondary suite, which can help purchasers qualify for and contribute to the cost of mortgages, therefore supporting households in obtaining and maintaining housing.
- Secondary suites contribute to the secondary rental market: Secondary suites can help provide more ground oriented rental housing options for renters.
- Secondary suites may improve the development feasibility and selling potential of properties: Townhouses with secondary suites can help make developments more financially viable which may increase the uptake.
- Permitting secondary suites may reduce the likelihood of illegal suites: The City continues to address issues relating to illegal secondary suites in single detached and duplex properties that were built prior to suites being made legal in these forms. Based on the City's experience, not permitting secondary suites can lead to illegal suites being created that do not comply with bylaw or BC Building Code standards. Permitting secondary suites outright helps ensure compliance with design guidelines, zoning, and the BC Building Code, making units safe and reducing the need for staff to address issues after construction.
- Through community engagement, the majority (64%) of respondents supported allowing secondary suites in townhouses.

- If secondary suite occupants own a vehicle (which is more likely on properties not located in close proximity to transit), this may result in parking overspill and a reduction in available curbside space. This impacts the ability to deliver other higher priority curbside uses, such as designated accessible parking, reallocation of street space to provide access for other uses such as active transportation, greening and activation, and designated space for delivery and loading.

Parking for Secondary Suites

Since Council supported allowing secondary suites as a permitted accessory use in the Townhouse Zoning District, staff sought further direction on the required parking rate for secondary suites and presented three options for consideration. Council selected Option 1.

> *Secondary Suite Parking Option 1: THAT the Zoning Bylaw amendment being prepared to implement the Townhouse Program* ***include a parking rate of 0.5 parking spaces per secondary suite*** *in the updated Townhouse Zoning District.*
>
> *OR*
>
> *Secondary Suite Parking Option 2: THAT the Zoning Bylaw amendment being prepared to implement the Townhouse Program* ***include a reduced parking rate of 0.25 parking spaces per secondary suite*** *in the updated Townhouse Zoning District.*
>
> *OR*
>
> *Secondary Suite Parking Option 3: THAT the Zoning Bylaw amendment being prepared to implement the Townhouse Program* ***not require parking for secondary suites*** *in the updated Townhouse Zoning District.*

Considerations

Development projects are required to balance the use of available on-site space in order to make developments feasible and deliver livable housing units while also meeting other requirements including the provision of open space, permeable surfaces, trees and landscaping, multi-modal circulation, vehicle and bicycle parking, waste storage and collection, and other site functions. Requiring an increase in any one of these elements can tip the balance and impact the achievement of other site objectives. Architectural and financial modelling conducted by the City's consultant team indicated that requiring parking for secondary suites would reduce the feasibility of including secondary suites in a project.

Not requiring parking for secondary suites could result in additional pressures on finite curbside space. Staff recommend pursuing a city-wide Curbside Management Strategy in order to appropriately plan and ensure the curbside is used for highest priority uses, such as sustainable transport, access for people, greening, activation, delivery and loading.

Through community engagement, some participants raised concerns around accommodating secondary suite residents who may own vehicles, which could increase demand for on-street parking. Other participants did not consider off-street parking necessary as secondary suite residents may rely on other transportation modes, such as car sharing through companies like EVO and/or public transit.

Staff are seeking Council direction on whether parking should be required for secondary suites in townhouse projects, and present three options for consideration with the rationale summarized in Figure 3.

Figure 3: Rational for Secondary Suite Parking Options

Options	Rationale
1. Require a minimum 0.5 parking spaces per Secondary Suite in townhouses. [This option was selected by Council]	• It is likely secondary suite occupants will own a vehicle, particularly for sites not located in close proximity to transit. • Currently, for single detached houses with secondary suites and laneway houses, as well as duplexes, the City requires an average of 0.5 spaces per secondary suite, so this rate would be consistent with what is currently required for other low density forms. • To achieve climate action goals and maintain quality of services, such as solid waste and recycling storage and pick-up, more space will need to be set-aside for designated accessible parking, sustainable transportation uses, on-demand services, as well as delivery and loading.
2. Require a minimum 0.25 parking spaces per Secondary Suite in townhouses.	• Balances provision of some parking for secondary suites with retaining opportunities to deliver other site functions. • Negative impacts of development feasibility would be limited. • Variances to off-street parking requirements could be considered through delegated Development Variance Permits where considered to be minor in nature.
3. Do not require parking for secondary suites in townhouses.	• Architectural modelling and financial testing indicates that due to limited on-site space, in addition to other zoning requirements (including provision of open space, permeable area, principal dwelling unit and visitor parking, circulation and access, setbacks, density and height), provision of secondary suite parking may result in the inclusion of suites not being feasible. • May improve development feasibility and the ability to deliver secondary suites. • May optimize the ability to deliver other site functions.

	• May reduce the proportion of impervious surfacing on-site to reduce pressure on stormwater, where parking is provided as attached garages or underground.
	• Industry engagement suggested the development industry is supportive of not requiring parking for secondary suites. They would prefer flexibility to let the market decide whether to deliver parking.
	• Secondary suites providing either rental opportunities or accommodation for live-in relatives are likely to have a reduced need for a vehicle compared to the principal units.
	• May encourage occupants to use other sustainable forms of transportation, as opposed to private vehicle ownership.
	• A Curbside Management Strategy could be implemented to mitigate negative impacts on finite curb space.
	• Not requiring on-site parking for secondary suites will lead to overspill onto the curbside.
	  ○ Parking overspill will further reduce finite curbside space available for higher priority uses, such as designated accessible parking, sustainable transport, access for people, greening, activation, delivery and loading.
	  ○ Average on-street parking occupancy rates adjacent to townhouse uses in all existing townhouse areas of the city are between 85-90%. Street parking occupancy rates higher than 85% means there will be significant difficulty finding available curb space to load passengers or goods, or to park a vehicle.
	  ○ As the City grows in population, densifies, and transportation options evolve, there will be increased demand for curbside space, including for designated uses such as accessible parking, loading and servicing, and sustainable transportation.

Attachment *3*

Affordable Housing Accelerator
Background

Summary of Phase 1 of the Affordable Housing Acceleration Initiative

The Affordable Housing Acceleration Initiative is designed to enable affordable housing projects that are owned and operated by non-profit housing providers and housing co-ops, which are dependent on senior government funding. This initiative is distinct from the City's Inclusionary Housing Policy, which requires private developers to provide a percentage of affordable housing units in market-rate housing developments. The Inclusionary Housing Policy is best positioned to deliver units of low to moderate subsidies. This initiative is intended to facilitate, in part, deeper subsidy units that need to be delivered through funding from senior governments. Based on the current senior government funding programs, it is anticipated that these projects would include a mix of affordability levels to support ongoing financial viability of projects.

<u>Phase 1: Zoning Bylaw Amendments</u>

Most properties in New Westminster require a rezoning to allow the land use and density envisioned in the OCP. The rezoning process has historically been an important tool for the City to negotiate development contributions for infrastructure and amenities needed to support new population resulting from development. For non-profit housing providers, which rely on senior government funding to realize their projects, the time required to proceed through a rezoning can put necessary project grant funding at risk. Of the seven applications from non-profit housing providers received by the City in the past 10 years, all of them have required streamlining in order to meet funding timelines. Under the current approval process, this streamlined approach requires additional staff resources which can mean resources are diverted from other development applications.

Phase 1 of the initiative amended the City's Zoning Bylaw to allow affordable rental housing projects without a rezoning if they meet the eligibility criteria and zoning regulations. Eligible projects would be subject to other standard City approvals, including a Development Permit, Works and Services Agreement, and Building Permit. Council adopted amendments to the Zoning Bylaw in February 2025.

Eligibility Criteria

Affordable rental housing projects may be eligible to forego rezoning if they meet all of the following requirements:

- The project is no more than six storeys;
- The property is owned and operated by a registered non-profit housing provider or registered non-profit housing co-operatives, or government agency;
- The units will be rental only;
- The project's long term affordability and rental only tenure are secured via a legal agreement; and,
- The property is designated "Residential – Multiple-Unit Buildings" in the City's 2017 OCP.

The 2025 OCP update proposes updating the titles of land use designations. This includes changing "Residential – Multiple-Unit Buildings" to "Residential – Low Rise".

Zoning Regulations

In addition to the eligibility criteria, projects must also comply the following zoning regulations:

- *Definition:* Projects would need to meet the Zoning Bylaw definition of Non-Profit Housing Development.
- *Accessory Uses:* Projects would be permitted to have accessory child care, home based businesses, and place of worship. Home based businesses and child care are already permitted for equivalent market projects. A small scale place of worship has also been included to enable the redevelopment of existing places of worship seeking to provide affordable housing on their property, while retaining a small congregation space.
- *Site Access Requirements:* Projects are only permitted as-of-right when there is vehicular street access from a lane or local road. A rezoning application is required where access can only be taken from an arterial, major road or collector, to allow appropriate analysis of that condition.
- *Building Regulations:* Projects would need to meet site coverage, density, building height, and setbacks regulations suitable for buildings of up to six storeys.
- *Parking and Off-Street Loading Requirements:* Projects would need to meet the vehicle parking, accessible vehicle parking space, bicycle parking and loading space requirements for Non-Profit Housing Development.

Attachment 4

Official Community Plan Amendment Bylaw

CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8547, 2025

A Bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;

B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;

C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;

D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;

E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:

   i. the City's Capital Expenditure Program (as contained in the Five-Year Financial Plan (2025 – 2029), Bylaw No. 8501, 2025); and

   ii. Metro Vancouver's Integrated Solid Waste and Resource Management Plan, Integrated Liquid Waste and Resource Management Plan, and the Drinking Water Management Plan;

F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

Citation

G. This Bylaw may be cited for all purposes as "Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw (Townhouse Accelerator Initiative) No. 8547, 2025"

Amendments

H. Official Community Plan Bylaw No. 7925, 2017 is amended by:

1. Altering the land use designation of the Subject Lands indicated in Schedule 1 with a white background and black outline as “Residential – Detached and Semi-Detached Housing (RD)” to “Residential – Townhouse (RT)”, and by amending Map 17 Land Use Designation Map and Appendix C. Land Use Designation Map accordingly.

2. Altering the land use designation of the Subject Lands indicated in Schedule 1 with grey and white stripes as “Residential – Ground Oriented Infill Housing (RGO)” to “Residential – Townhouse (RT)”, and by amending Map 17 Land Use Designation Map and Appendix C. Land Use Designation Map accordingly.

3. Replacing the “Development Permit Area 1.3 Townhouses and Rowhouses” section of Schedule B with Schedule 2 “Development Permit Area 1.3 Townhouses”, attached to and forming part of this bylaw.

4. Adding the following to the “Land Use Designations and Map” section, under “OUTLINE” after “Heritage Assets”:

   Non-Profit Housing: enabling new affordable housing is a priority for the City. This section helps communicate the opportunity for affordable housing that exist in areas with this designation. Additional detail may be included as guidelines in the Development Permit Areas.

5. Adding the following to the “Land Use Designations and Map” section, under the “(RT) Residential – Townhouse” after “Heritage Assets”:

   Non-Profit Housing: A non-profit housing development, where the long term affordability and rental tenure is secured through a Housing Agreement or similar tool, may be eligible for the principal forms and uses, and maximum density listed in (RLR) Residential – Low Rise designation.

6. Replacing “Applications to develop infill townhouse or rowhouse properties located within this Development Permit Area must instead comply with the guidelines included in the Infill Townhouse and Rowhouse Residential Neighbourhood Development Permit Area.” with “Applications to develop townhouse properties located within this Development Permit Area must instead comply with the guidelines included in the Townhouse Residential Neighbourhood Development Permit Area.” in the “Introduction” section of the “1.2 Ground Oriented Housing Introduction” section of Schedule B.

Consequential Amendments

7. Official Community Plan Bylaw No. 7925, 2017 is further amended by making such consequential changes as are required to give effect to the amendments particularized in this bylaw, including changes to the table of contents, format and numbering.

GIVEN FIRST READING THIS _____ day of _____ 2025.

GIVEN SECOND READING THIS _____ day of _____ 2025.

PUBLIC HEARING HELD THIS _____ day of _____ 2026.

GIVEN THIRD READING THIS _____ day of _____ 2026.

OTHER REQUIREMENTS SATISFIED THIS _____ day of _____ 2026.

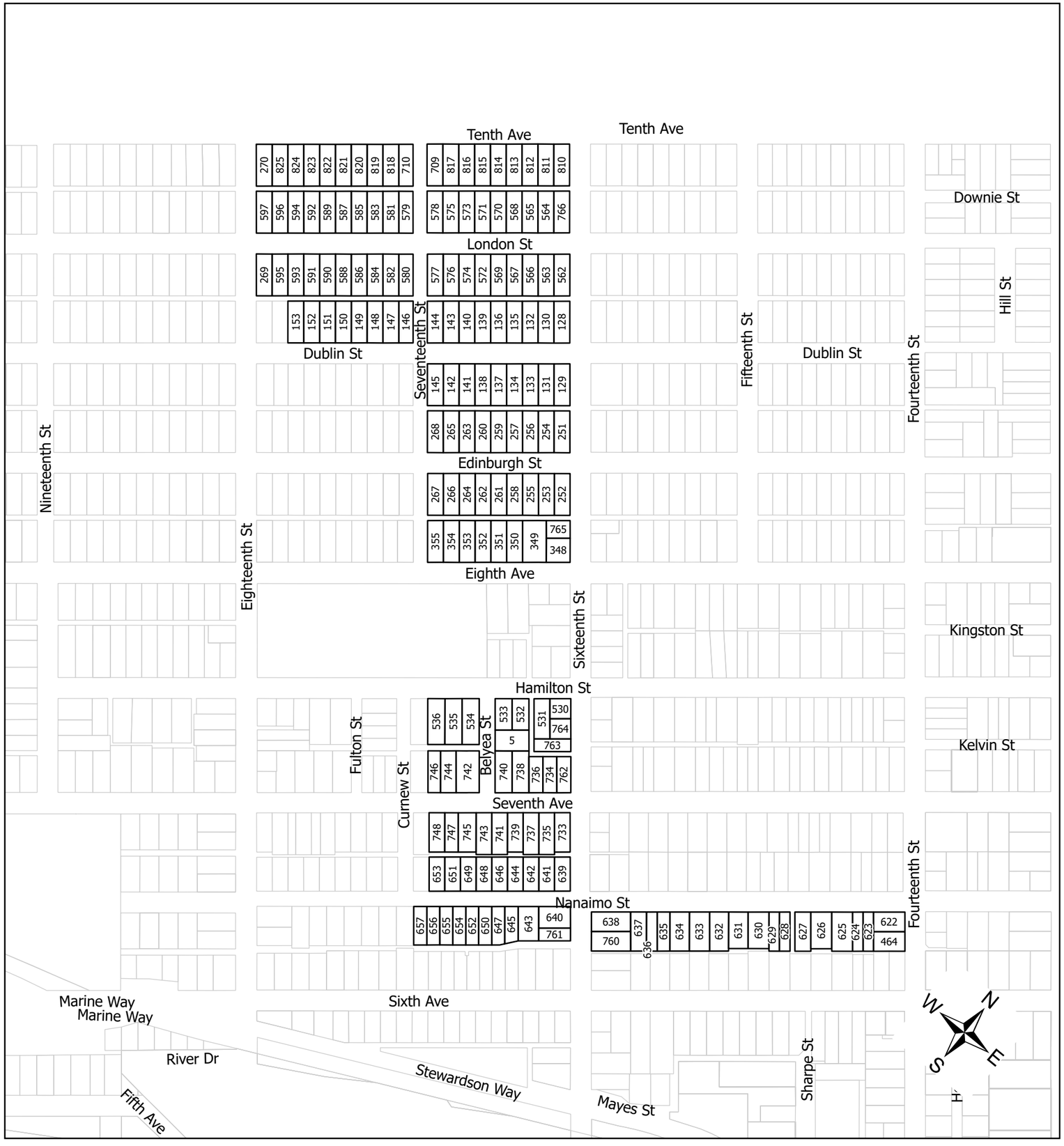
ADOPTED THIS _____ day of_____ 2026.

_____
Mayor Patrick Johnstone

_____
Hanieh Berg, Corporate Officer

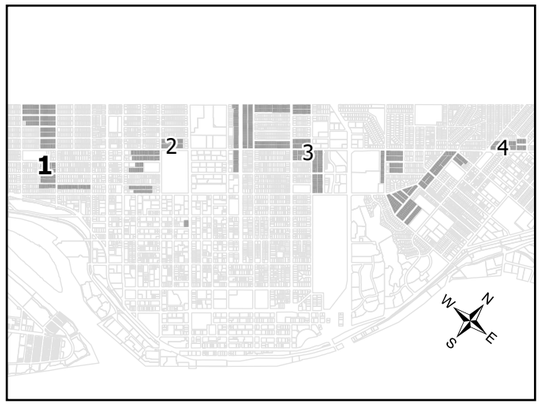
Schedule 1
to Bylaw No. 8547, 2025

"Townhouse Land Use Designation Map"



MAP_ID	ADDRESS
5	707 BELYEA ST
128	1601 DUBLIN ST
129	1604 DUBLIN ST
130	1605 DUBLIN ST
131	1606 DUBLIN ST
132	1609 DUBLIN ST
133	1610 DUBLIN ST
134	1614 DUBLIN ST
135	1615 DUBLIN ST
136	1617 DUBLIN ST
137	1618 DUBLIN ST
138	1620 DUBLIN ST
139	1621 DUBLIN ST
140	1627 DUBLIN ST
141	1628 DUBLIN ST
142	1630 DUBLIN ST
143	1631 DUBLIN ST
144	1635 DUBLIN ST
145	1636 DUBLIN ST
146	1701 DUBLIN ST
147	1703 DUBLIN ST
148	1707 DUBLIN ST
149	1711 DUBLIN ST
150	1717 DUBLIN ST
151	1719 DUBLIN ST
152	1723 DUBLIN ST
153	1727 DUBLIN ST
251	1601 EDINBURGH ST
252	1602 EDINBURGH ST
253	1604 EDINBURGH ST
254	1605 EDINBURGH ST
255	1610 EDINBURGH ST
256	1611 EDINBURGH ST
257	1615 EDINBURGH ST
258	1616 EDINBURGH ST
259	1617 EDINBURGH ST
260	1619 EDINBURGH ST
261	1620 EDINBURGH ST
262	1622 EDINBURGH ST
263	1623 EDINBURGH ST
264	1626 EDINBURGH ST
265	1627 EDINBURGH ST
266	1628 EDINBURGH ST
267	1630 EDINBURGH ST
268	1635 EDINBURGH ST
269	913 EIGHTEENTH ST
270	929 EIGHTEENTH ST
348	1601 EIGHTH AVE
349	1609 EIGHTH AVE
350	1615 EIGHTH AVE
351	1617 EIGHTH AVE
352	1623 EIGHTH AVE
353	1627 EIGHTH AVE
354	1629 EIGHTH AVE
355	1635 EIGHTH AVE
464	608 FOURTEENTH ST
530	1602 HAMILTON ST
531	1604 HAMILTON ST
532	1606 HAMILTON ST
533	1608 HAMILTON ST
534	1612 HAMILTON ST
535	1616 HAMILTON ST
536	1620 HAMILTON ST
562	1602 LONDON ST
563	1604 LONDON ST
564	1605 LONDON ST
565	1609 LONDON ST
566	1610 LONDON ST
567	1614 LONDON ST
568	1615 LONDON ST
569	1616 LONDON ST
570	1619 LONDON ST
571	1621 LONDON ST
572	1622 LONDON ST
573	1625 LONDON ST
574	1628 LONDON ST
575	1629 LONDON ST
576	1630 LONDON ST
577	1632 LONDON ST
578	1633 LONDON ST
579	1701 LONDON ST
580	1702 LONDON ST
581	1703 LONDON ST
582	1706 LONDON ST
583	1709 LONDON ST
584	1710 LONDON ST
585	1711 LONDON ST
586	1714 LONDON ST
587	1715 LONDON ST
588	1716 LONDON ST
589	1719 LONDON ST
590	1720 LONDON ST
591	1722 LONDON ST
592	1725 LONDON ST
593	1726 LONDON ST
594	1729 LONDON ST
595	1730 LONDON ST
596	1733 LONDON ST
597	1737 LONDON ST
622	1402 NANAIMO ST
623	1406 NANAIMO ST
624	1408 NANAIMO ST
625	1412 NANAIMO ST
626	1414 NANAIMO ST
627	1420 NANAIMO ST
628	1422 NANAIMO ST
629	1426 NANAIMO ST
630	1428 NANAIMO ST
631	1430 NANAIMO ST
632	1502 NANAIMO ST
633	1506 NANAIMO ST
634	1510 NANAIMO ST
635	1512 NANAIMO ST
636	1514 NANAIMO ST
637	1516 NANAIMO ST
638	1522 NANAIMO ST
639	1601 NANAIMO ST
640	1602 NANAIMO ST
641	1605 NANAIMO ST
642	1607 NANAIMO ST
643	1608 NANAIMO ST
644	1611 NANAIMO ST
645	1612 NANAIMO ST
646	1613 NANAIMO ST
647	1616 NANAIMO ST
648	1617 NANAIMO ST
649	1619 NANAIMO ST
650	1620 NANAIMO ST
651	1623 NANAIMO ST
652	1624 NANAIMO ST
653	1625 NANAIMO ST
654	1628 NANAIMO ST
655	1632 NANAIMO ST
656	1636 NANAIMO ST
657	1640 NANAIMO ST
709	933 SEVENTEENTH ST
710	934 SEVENTEENTH ST
733	1602 SEVENTH AVE
734	1603 SEVENTH AVE
735	1606 SEVENTH AVE
736	1607 SEVENTH AVE
737	1608 SEVENTH AVE
738	1611 SEVENTH AVE
739	1612 SEVENTH AVE
740	1613 SEVENTH AVE
741	1614 SEVENTH AVE
742	1617 SEVENTH AVE
743	1618 SEVENTH AVE
744	1621 SEVENTH AVE
745	1622 SEVENTH AVE
746	1623 SEVENTH AVE
747	1624 SEVENTH AVE
748	1626 SEVENTH AVE
760	611 SIXTEENTH ST
761	618 SIXTEENTH ST
762	700 SIXTEENTH ST
763	704 SIXTEENTH ST
764	712 SIXTEENTH ST
765	804 SIXTEENTH ST
766	926 SIXTEENTH ST
810	1602 TENTH AVE
811	1606 TENTH AVE
812	1608 TENTH AVE
813	1612 TENTH AVE
814	1614 TENTH AVE
815	1618 TENTH AVE
816	1620 TENTH AVE
817	1624 TENTH AVE
818	1706 TENTH AVE
819	1708 TENTH AVE
820	1710 TENTH AVE
821	1714 TENTH AVE
822	1716 TENTH AVE
823	1720 TENTH AVE
824	1722 TENTH AVE
825	1-1726 TENTH AVE

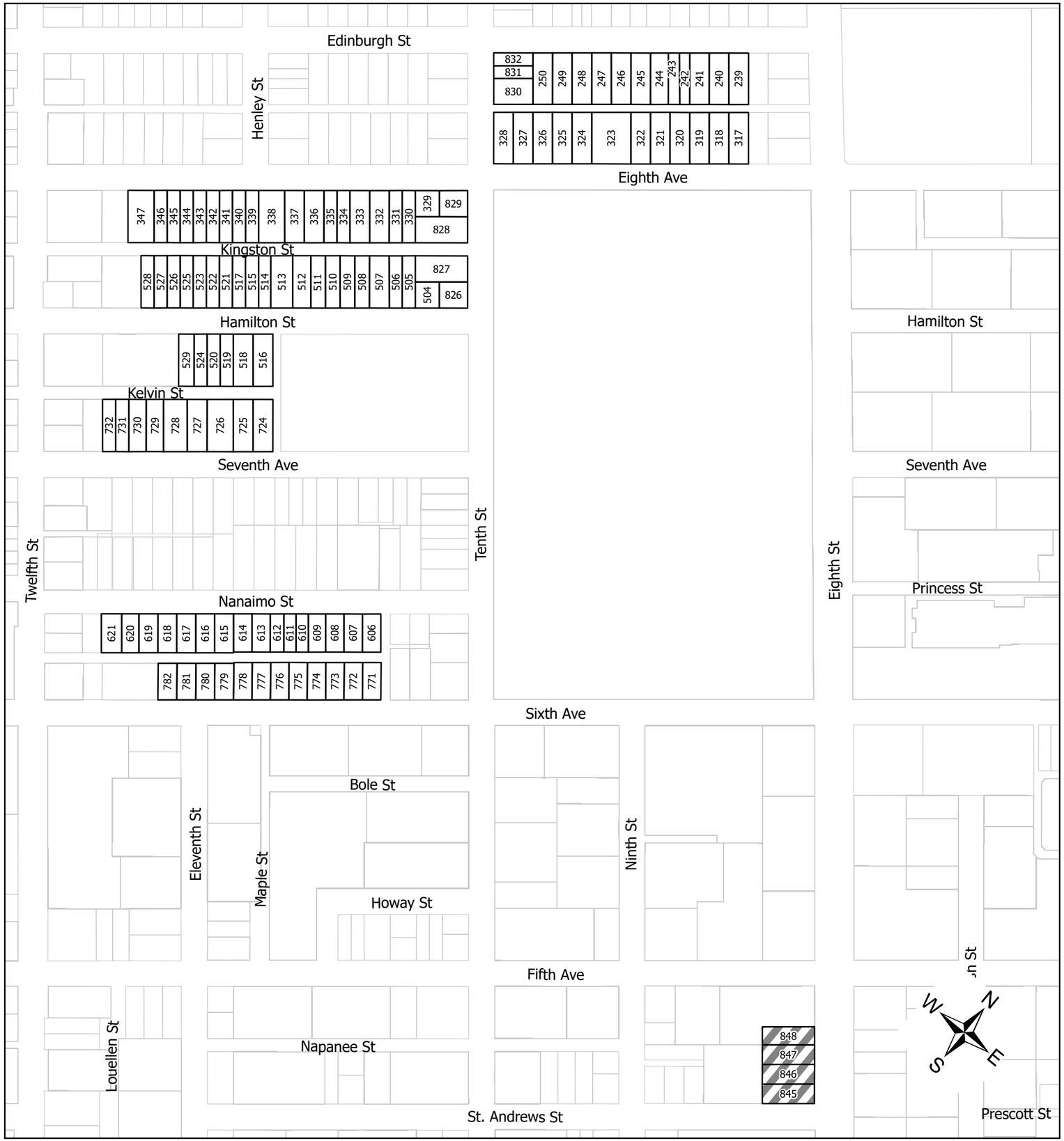
Number of Properties: 176



2017 Official Community Plan Designation

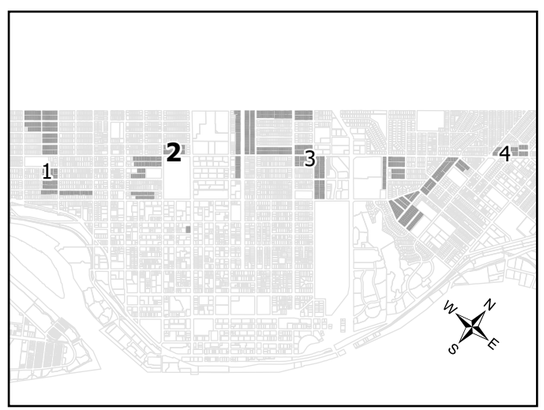
Residential - Detached and Semi-detached Housing (RD)

Date: 2025/Dec/04



MAP_ID	ADDRESS
239	812 EDINBURGH ST
240	814 EDINBURGH ST
241	816 EDINBURGH ST
242	818 EDINBURGH ST
243	820 EDINBURGH ST
244	822 EDINBURGH ST
245	824 EDINBURGH ST
246	902 EDINBURGH ST
247	908 EDINBURGH ST
248	910 EDINBURGH ST
249	912 EDINBURGH ST
250	916 EDINBURGH ST
317	813 EIGHTH AVE
318	815 EIGHTH AVE
319	817 EIGHTH AVE
320	819 EIGHTH AVE
321	823 EIGHTH AVE
322	829 EIGHTH AVE
323	905 EIGHTH AVE
324	911 EIGHTH AVE
325	913 EIGHTH AVE
326	919 EIGHTH AVE
327	923 EIGHTH AVE
328	927 EIGHTH AVE
329	1006 EIGHTH AVE
330	1010 EIGHTH AVE
331	1012 EIGHTH AVE
332	1014 EIGHTH AVE
333	1018 EIGHTH AVE
334	1020 EIGHTH AVE
335	1022 EIGHTH AVE
336	1024 EIGHTH AVE
337	1026 EIGHTH AVE
338	1028 EIGHTH AVE
339	1100 EIGHTH AVE
340	1102 EIGHTH AVE
341	1104 EIGHTH AVE
342	1106 EIGHTH AVE
343	1108 EIGHTH AVE
344	1110 EIGHTH AVE
345	1112 EIGHTH AVE
346	1114 EIGHTH AVE
347	1118 EIGHTH AVE
504	1003 HAMILTON ST
505	1007 HAMILTON ST
506	1009 HAMILTON ST
507	1011 HAMILTON ST
508	1013 HAMILTON ST
509	1015 HAMILTON ST
510	1017 HAMILTON ST
511	1019 HAMILTON ST
512	1021 HAMILTON ST
513	1025 HAMILTON ST
514	1027 HAMILTON ST
515	1029 HAMILTON ST
516	1030 HAMILTON ST
517	1031 HAMILTON ST
518	1034 HAMILTON ST
519	1038 HAMILTON ST
520	1040 HAMILTON ST
521	1097 HAMILTON ST
522	1099 HAMILTON ST
523	1101 HAMILTON ST
524	209-1102 HAMILTON ST
525	1103 HAMILTON ST
526	1105 HAMILTON ST
527	1107 HAMILTON ST
528	1109 HAMILTON ST
529	1110 HAMILTON ST
606	1016 NANAIMO ST
607	1018 NANAIMO ST
608	1022 NANAIMO ST
609	1026 NANAIMO ST
610	1028 NANAIMO ST
611	1030 NANAIMO ST
612	1032 NANAIMO ST
613	1034 NANAIMO ST
614	1036 NANAIMO ST
615	1102 NANAIMO ST
616	1104 NANAIMO ST
617	1106 NANAIMO ST
618	1108 NANAIMO ST
619	1110 NANAIMO ST
620	1112 NANAIMO ST
621	1114 NANAIMO ST
724	1061 SEVENTH AVE
725	1063 SEVENTH AVE
726	1067 SEVENTH AVE
727	1101 SEVENTH AVE
728	1103 SEVENTH AVE
729	1105 SEVENTH AVE
730	1107 SEVENTH AVE
731	1109 SEVENTH AVE
732	1111 SEVENTH AVE
771	1013 SIXTH AVE
772	1017 SIXTH AVE
773	1019 SIXTH AVE
774	1021 SIXTH AVE
775	1025 SIXTH AVE
776	1027 SIXTH AVE
777	1-1031 SIXTH AVE
778	1033 SIXTH AVE
779	1035 SIXTH AVE
780	1037 SIXTH AVE
781	1101 SIXTH AVE
782	1103 SIXTH AVE
826	726 TENTH ST
827	730 TENTH ST
828	734 TENTH ST
829	736 TENTH ST
830	813 TENTH ST
831	815 TENTH ST
832	817 TENTH ST
845	422 EIGHTH ST
846	424 EIGHTH ST
847	428 EIGHTH ST
848	432 EIGHTH ST

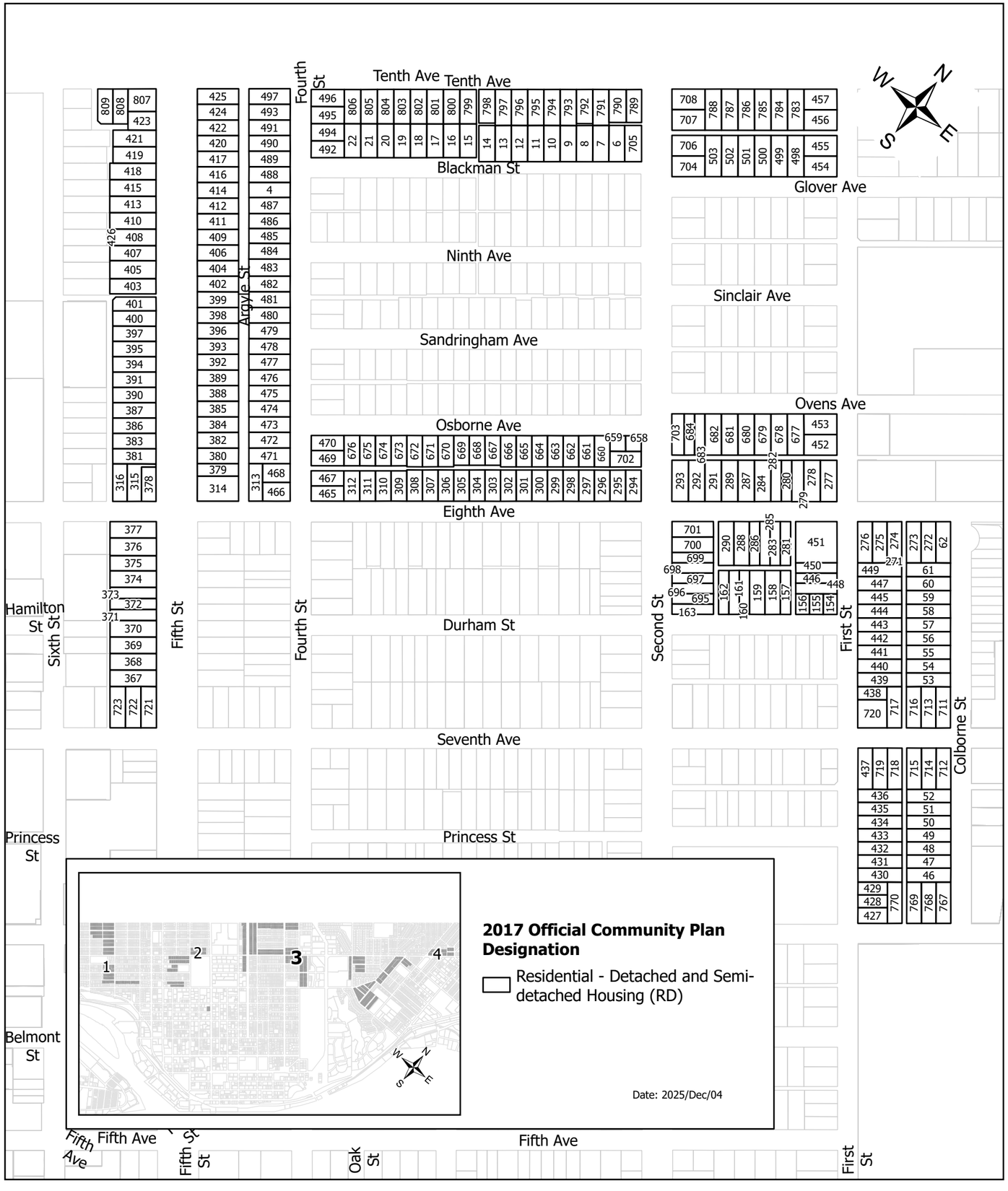
Number of Properties: 117



2017 Official Community Plan Designation

- Residential - Detached and Semi-detached Housing (RD)
- Residential - Ground Oriented Infill Housing (RGO)

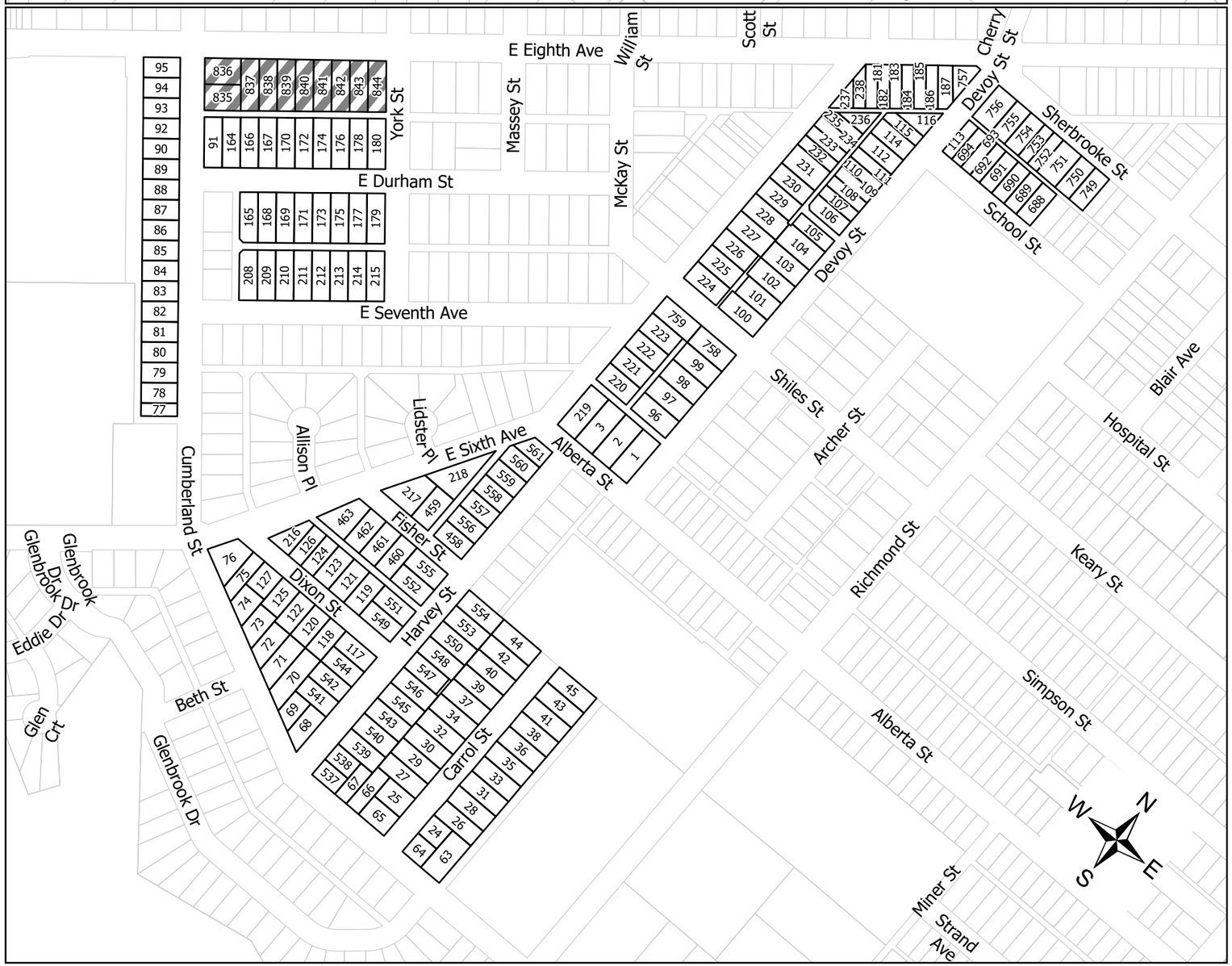
Date: 2025/Dec/04



MAP_ID	ADDRESS
4	941 ARGYLE ST
6	207 BLACKMAN ST
7	209 BLACKMAN ST
8	211 BLACKMAN ST
9	213 BLACKMAN ST
10	215 BLACKMAN ST
11	219 BLACKMAN ST
12	221 BLACKMAN ST
13	225 BLACKMAN ST
14	227 BLACKMAN ST
15	303 BLACKMAN ST
16	305 BLACKMAN ST
17	309 BLACKMAN ST
18	315 BLACKMAN ST
19	319 BLACKMAN ST
20	321 BLACKMAN ST
21	325 BLACKMAN ST
22	329 BLACKMAN ST
46	610 COLBORNE ST
47	612 COLBORNE ST
48	616 COLBORNE ST
49	618 COLBORNE ST
50	620 COLBORNE ST
51	622 COLBORNE ST
52	624 COLBORNE ST
53	708 COLBORNE ST
54	714 COLBORNE ST
55	1-718 COLBORNE ST
56	720 COLBORNE ST
57	722 COLBORNE ST
58	724 COLBORNE ST
59	728 COLBORNE ST
60	730 COLBORNE ST
61	732 COLBORNE ST
62	740 COLBORNE ST
154	101 DURHAM ST
155	103 DURHAM ST
156	105 DURHAM ST
157	107 DURHAM ST
158	1-111 DURHAM ST
159	115 DURHAM ST
160	117 DURHAM ST
161	119 DURHAM ST
162	121 DURHAM ST
163	125 DURHAM ST
271	EIGHTH AVE
272	36 EIGHTH AVE
273	1-40 EIGHTH AVE
274	44 EIGHTH AVE
275	48 EIGHTH AVE
276	52 EIGHTH AVE
277	103 EIGHTH AVE
278	105 EIGHTH AVE
279	107 EIGHTH AVE
280	109 EIGHTH AVE
281	1-110 EIGHTH AVE
282	111 EIGHTH AVE
283	112 EIGHTH AVE
284	113 EIGHTH AVE
285	114 EIGHTH AVE
286	116 EIGHTH AVE
287	117 EIGHTH AVE
288	118 EIGHTH AVE
289	121 EIGHTH AVE
290	1-122 EIGHTH AVE
291	125 EIGHTH AVE
292	129 EIGHTH AVE
293	131 EIGHTH AVE
294	201 EIGHTH AVE
295	203 EIGHTH AVE
296	207 EIGHTH AVE
297	211 EIGHTH AVE
298	213 EIGHTH AVE
299	215 EIGHTH AVE
300	217 EIGHTH AVE
301	219 EIGHTH AVE
302	221 EIGHTH AVE
303	227 EIGHTH AVE
304	229 EIGHTH AVE
305	231 EIGHTH AVE
306	237 EIGHTH AVE
307	239 EIGHTH AVE
308	241 EIGHTH AVE
309	1-247 EIGHTH AVE
310	251 EIGHTH AVE
311	253 EIGHTH AVE
312	257 EIGHTH AVE
313	407 EIGHTH AVE
314	411 EIGHTH AVE
315	505 EIGHTH AVE
316	509 EIGHTH AVE
367	712 FIFTH ST
368	714 FIFTH ST
369	716 FIFTH ST
370	720 FIFTH ST
371	722 FIFTH ST
372	724 FIFTH ST
373	726 FIFTH ST
374	730 FIFTH ST
375	732 FIFTH ST
376	736 FIFTH ST
377	738 FIFTH ST
378	802 FIFTH ST
379	805 FIFTH ST
380	807 FIFTH ST
381	808 FIFTH ST
382	811 FIFTH ST
383	812 FIFTH ST
384	813 FIFTH ST
385	815 FIFTH ST
386	816 FIFTH ST
387	818 FIFTH ST
388	819 FIFTH ST
389	821 FIFTH ST
390	822 FIFTH ST
391	824 FIFTH ST
392	825 FIFTH ST
393	829 FIFTH ST
394	830 FIFTH ST
395	836 FIFTH ST
396	837 FIFTH ST
397	840 FIFTH ST
398	841 FIFTH ST
399	843 FIFTH ST
400	846 FIFTH ST
401	1-848 FIFTH ST
402	901 FIFTH ST
403	902 FIFTH ST
404	905 FIFTH ST
405	906 FIFTH ST
406	907 FIFTH ST
407	910 FIFTH ST
408	912 FIFTH ST
409	915 FIFTH ST
410	916 FIFTH ST
411	917 FIFTH ST
412	919 FIFTH ST
413	920 FIFTH ST
414	921 FIFTH ST
415	922 FIFTH ST
416	923 FIFTH ST
417	925 FIFTH ST
418	926 FIFTH ST
419	930 FIFTH ST
420	931 FIFTH ST
421	932 FIFTH ST
422	933 FIFTH ST
423	936 FIFTH ST
424	937 FIFTH ST
425	939 FIFTH ST
426	LANE- FIFTH ST 8TH AVE
427	601 FIRST ST
428	603 FIRST ST
429	605 FIRST ST
430	607 FIRST ST
431	611 FIRST ST
432	613 FIRST ST
433	617 FIRST ST
434	621 FIRST ST
435	627 FIRST ST
436	629 FIRST ST
437	633 FIRST ST
438	705 FIRST ST
439	707 FIRST ST
440	1-709 FIRST ST
441	711 FIRST ST
442	713 FIRST ST
443	715 FIRST ST
444	717 FIRST ST
445	719 FIRST ST
446	720 FIRST ST
447	721 FIRST ST
448	722 FIRST ST
449	723 FIRST ST
450	724 FIRST ST
451	788 FIRST ST
453	814 FIRST ST
454	922 FIRST ST
455	924 FIRST ST
456	926 FIRST ST
457	930 FIRST ST
465	801 FOURTH ST
466	802 FOURTH ST
467	805 FOURTH ST
468	806 FOURTH ST
469	807 FOURTH ST
470	811 FOURTH ST
471	812 FOURTH ST
472	1-816 FOURTH ST
473	818 FOURTH ST
474	820 FOURTH ST
475	822 FOURTH ST
476	824 FOURTH ST
477	826 FOURTH ST
478	828 FOURTH ST
479	830 FOURTH ST
480	832 FOURTH ST
481	834 FOURTH ST
482	1-838 FOURTH ST
483	842 FOURTH ST
484	902 FOURTH ST
485	904 FOURTH ST
486	906 FOURTH ST
487	912 FOURTH ST
488	918 FOURTH ST
489	920 FOURTH ST
490	924 FOURTH ST
491	926 FOURTH ST
492	929 FOURTH ST
493	930 FOURTH ST
494	931 FOURTH ST
495	933 FOURTH ST
496	935 FOURTH ST
497	938 FOURTH ST
498	107 GLOVER AVE
499	109 GLOVER AVE
500	113 GLOVER AVE
501	115 GLOVER AVE
502	119 GLOVER AVE
503	121 GLOVER AVE
658	200 OSBORNE AVE
659	204 OSBORNE AVE
660	208 OSBORNE AVE
661	212 OSBORNE AVE
662	216 OSBORNE AVE
663	1-218 OSBORNE AVE
664	222 OSBORNE AVE
665	224 OSBORNE AVE
666	228 OSBORNE AVE
667	230 OSBORNE AVE
668	234 OSBORNE AVE
669	236 OSBORNE AVE
670	240 OSBORNE AVE
671	242 OSBORNE AVE
672	246 OSBORNE AVE
673	248 OSBORNE AVE
674	252 OSBORNE AVE
675	254 OSBORNE AVE
676	258 OSBORNE AVE
677	108 OVENS AVE
678	110 OVENS AVE
679	1-114 OVENS AVE
680	116 OVENS AVE
681	120 OVENS AVE
682	124 OVENS AVE
683	128 OVENS AVE
684	132 OVENS AVE
694	723 SECOND ST
695	725 SECOND ST
696	727 SECOND ST
697	729 SECOND ST
698	731 SECOND ST
699	733 SECOND ST
700	737 SECOND ST
701	808 SECOND ST
702	815 SECOND ST
703	917 SECOND ST
704	920 SECOND ST
705	923 SECOND ST
706	927 SECOND ST
707	931 SECOND ST
708	1-838 FOURTH ST
711	41 SEVENTH AVE
712	42 SEVENTH AVE
713	43 SEVENTH AVE
714	44 SEVENTH AVE
715	46 SEVENTH AVE
716	47 SEVENTH AVE
717	53 SEVENTH AVE
718	54 SEVENTH AVE
719	56 SEVENTH AVE
720	57 SEVENTH AVE
721	501 SEVENTH AVE
722	505 SEVENTH AVE
723	507 SEVENTH AVE
767	39 SIXTH AVE
768	43 SIXTH AVE
769	47 SIXTH AVE
770	53 SIXTH AVE
783	108 TENTH AVE
784	112 TENTH AVE
785	116 TENTH AVE
786	120 TENTH AVE
787	124 TENTH AVE
788	126 TENTH AVE
789	202 TENTH AVE
790	206 TENTH AVE
791	210 TENTH AVE
792	212 TENTH AVE
793	216 TENTH AVE
794	218 TENTH AVE
795	220 TENTH AVE
796	1-222 TENTH AVE
797	224 TENTH AVE
798	226 TENTH AVE
799	300 TENTH AVE
800	304 TENTH AVE
801	306 TENTH AVE
802	308 TENTH AVE
803	310 TENTH AVE
804	314 TENTH AVE
805	318 TENTH AVE
806	320 TENTH AVE
807	502 TENTH AVE
808	506 TENTH AVE
809	510 TENTH AVE

Number of Properties: 306

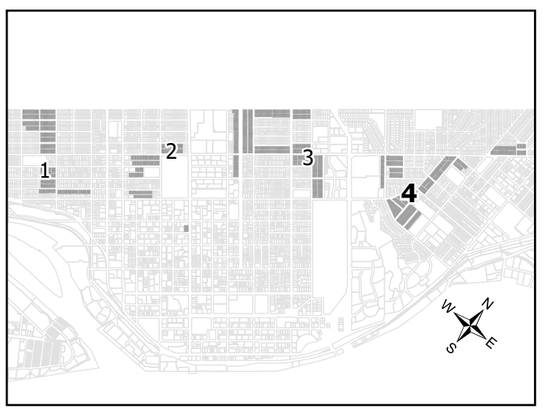




MAP_ID	ADDRESS	MAP_ID	ADDRESS	MAP_ID	ADDRESS	MAP_ID	ADDRESS	MAP_ID	ADDRESS
23	438 BRAID ST	196	439 E EIGHTH AVE	205	467 E EIGHTH AVE	362	442 ELMER ST	602	509 MCDONALD ST
188	411 E EIGHTH AVE	197	443 E EIGHTH AVE	206	469 E EIGHTH AVE	363	444 ELMER ST	603	511 MCDONALD ST
189	415 E EIGHTH AVE	198	445 E EIGHTH AVE	207	473 E EIGHTH AVE	364	448 ELMER ST	604	513 MCDONALD ST
190	419 E EIGHTH AVE	199	447 E EIGHTH AVE	356	428 ELMER ST	365	452 ELMER ST	605	515 MCDONALD ST
191	423 E EIGHTH AVE	200	451 E EIGHTH AVE	357	430 ELMER ST	366	454 ELMER ST	685	410 RICHMOND ST
192	1-425 E EIGHTH AVE	201	453 E EIGHTH AVE	358	432 ELMER ST	598	502 MCDONALD ST	686	412 RICHMOND ST
193	429 E EIGHTH AVE	202	459 E EIGHTH AVE	359	434 ELMER ST	599	503 MCDONALD ST	687	414 RICHMOND ST
194	431 E EIGHTH AVE	203	463 E EIGHTH AVE	360	436 ELMER ST	600	505 MCDONALD ST	833	802 WINTHROP ST
195	435 E EIGHTH AVE	204	465 E EIGHTH AVE	361	438 ELMER ST	601	507 MCDONALD ST	834	805 WINTHROP ST

MAP_ID	ADDRESS	MAP_ID	ADDRESS	MAP_ID	ADDRESS	MAP_ID	ADDRESS	MAP_ID	ADDRESS
1	441 ALBERTA ST	79	630 CUMBERLAND ST	120	466 DIXON ST	217	140 E SIXTH AVE	550	132 HARVEY ST
2	445 ALBERTA ST	80	632 CUMBERLAND ST	121	467 DIXON ST	218	150 E SIXTH AVE	551	133 HARVEY ST
3	447 ALBERTA ST	81	636 CUMBERLAND ST	122	468 DIXON ST	219	210 E SIXTH AVE	552	135 HARVEY ST
24	106 CARROLL ST	82	640 CUMBERLAND ST	123	469 DIXON ST	220	212 E SIXTH AVE	553	136 HARVEY ST
25	107 CARROLL ST	83	700 CUMBERLAND ST	124	471 DIXON ST	221	218 E SIXTH AVE	554	138 HARVEY ST
26	110 CARROLL ST	84	702 CUMBERLAND ST	125	472 DIXON ST	222	220 E SIXTH AVE	555	139 HARVEY ST
27	113 CARROLL ST	85	704 CUMBERLAND ST	126	473 DIXON ST	223	224 E SIXTH AVE	556	143 HARVEY ST
28	114 CARROLL ST	86	706 CUMBERLAND ST	127	474 DIXON ST	224	302 E SIXTH AVE	557	145 HARVEY ST
29	115 CARROLL ST	87	708 CUMBERLAND ST	164	105 E DURHAM ST	225	306 E SIXTH AVE	558	147 HARVEY ST
30	117 CARROLL ST	88	710 CUMBERLAND ST	165	108 E DURHAM ST	226	310 E SIXTH AVE	559	149 HARVEY ST
31	118 CARROLL ST	89	712 CUMBERLAND ST	166	109 E DURHAM ST	227	316 E SIXTH AVE	560	151 HARVEY ST
32	121 CARROLL ST	90	716 CUMBERLAND ST	167	111 E DURHAM ST	228	320 E SIXTH AVE	561	153 HARVEY ST
33	122 CARROLL ST	91	717 CUMBERLAND ST	168	112 E DURHAM ST	229	324 E SIXTH AVE	688	417 SCHOOL ST
34	125 CARROLL ST	92	720 CUMBERLAND ST	169	114 E DURHAM ST	230	328 E SIXTH AVE	689	419 SCHOOL ST
35	126 CARROLL ST	93	722 CUMBERLAND ST	170	115 E DURHAM ST	231	332 E SIXTH AVE	690	423 SCHOOL ST
36	130 CARROLL ST	94	726 CUMBERLAND ST	171	116 E DURHAM ST	232	334 E SIXTH AVE	691	425 SCHOOL ST
37	131 CARROLL ST	95	730 CUMBERLAND ST	172	117 E DURHAM ST	233	336 E SIXTH AVE	692	427 SCHOOL ST
38	132 CARROLL ST	96	217 DEVOY ST	173	120 E DURHAM ST	234	338 E SIXTH AVE	693	429 SCHOOL ST
39	133 CARROLL ST	97	221 DEVOY ST	174	121 E DURHAM ST	235	342 E SIXTH AVE	694	431 SCHOOL ST
40	135 CARROLL ST	98	225 DEVOY ST	175	122 E DURHAM ST	236	344 E SIXTH AVE	749	412 SHERBROOKE ST
41	136 CARROLL ST	99	229 DEVOY ST	176	123 E DURHAM ST	237	346 E SIXTH AVE	750	414 SHERBROOKE ST
42	137 CARROLL ST	100	303 DEVOY ST	177	126 E DURHAM ST	238	348 E SIXTH AVE	751	416 SHERBROOKE ST
43	138 CARROLL ST	101	307 DEVOY ST	178	127 E DURHAM ST	458	461 FISHER ST	752	422 SHERBROOKE ST
44	139 CARROLL ST	102	311 DEVOY ST	179	128 E DURHAM ST	459	465 FISHER ST	753	424 SHERBROOKE ST
45	142 CARROLL ST	103	315 DEVOY ST	180	129 E DURHAM ST	460	466 FISHER ST	754	426 SHERBROOKE ST
63	419 CUMBERLAND ST	104	319 DEVOY ST	181	302 E EIGHTH AVE	461	468 FISHER ST	755	430 SHERBROOKE ST
64	421 CUMBERLAND ST	105	321 DEVOY ST	182	304 E EIGHTH AVE	462	470 FISHER ST	756	432 SHERBROOKE ST
65	423 CUMBERLAND ST	106	325 DEVOY ST	183	306 E EIGHTH AVE	463	474 FISHER ST	757	440 SHERBROOKE ST
66	425 CUMBERLAND ST	107	327 DEVOY ST	184	308 E EIGHTH AVE	537	102 HARVEY ST	758	436 SHILES ST
67	427 CUMBERLAND ST	108	329 DEVOY ST	185	310 E EIGHTH AVE	538	104 HARVEY ST	759	440 SHILES ST
68	459 CUMBERLAND ST	109	331 DEVOY ST	186	312 E EIGHTH AVE	539	106 HARVEY ST	835	721 CUMBERLAND ST
69	461 CUMBERLAND ST	110	333 DEVOY ST	187	314 E EIGHTH AVE	540	110 HARVEY ST	836	102 E EIGHTH AVE
70	463 CUMBERLAND ST	111	335 DEVOY ST	208	115 E SEVENTH AVE	541	111 HARVEY ST	837	108 E EIGHTH AVE
71	467 CUMBERLAND ST	112	337 DEVOY ST	209	119 E SEVENTH AVE	542	113 HARVEY ST	838	112 E EIGHTH AVE
72	469 CUMBERLAND ST	113	340 DEVOY ST	210	121 E SEVENTH AVE	543	114 HARVEY ST	839	114 E EIGHTH AVE
73	473 CUMBERLAND ST	114	341 DEVOY ST	211	1-123 E SEVENTH AVE	544	115 HARVEY ST	840	116 E EIGHTH AVE
74	475 CUMBERLAND ST	115	343 DEVOY ST	212	125 E SEVENTH AVE	545	116 HARVEY ST	841	120 E EIGHTH AVE
75	477 CUMBERLAND ST	116	347 DEVOY ST	213	127 E SEVENTH AVE	546	120 HARVEY ST	842	122 E EIGHTH AVE
76	479 CUMBERLAND ST	117	418 DIXON ST	214	129 E SEVENTH AVE	547	124 HARVEY ST	843	126 E EIGHTH AVE
77	622 CUMBERLAND ST	118	464 DIXON ST	215	131 E SEVENTH AVE	548	128 HARVEY ST	844	128 E EIGHTH AVE
78	626 CUMBERLAND ST	119	465 DIXON ST	216	116 E SIXTH AVE	549	131 HARVEY ST		

Number of Properties: 249



2017 Official Community Plan Designation

- Residential - Detached and Semi-detached Housing (RD)
- Residential - Ground Oriented Infill Housing (RGO)

Date: 2025/Dec/04

Schedule 2
to Bylaw No. 8547, 2025

"Development Permit Area 1.3 Townhouses"

1.3 TOWNHOUSES

1.3 TOWNHOUSES
INTRODUCTION

INTRODUCTION

The townhouse multi-unit residential area, identified as Development Permit Area 1.3 [See Map 1.3] of New Westminster's Official Community Plan, establishes guidelines to encourage functional townhouse projects that support housing choices and sustainable development goals. Townhouses are an opportunity to increase housing choice by allowing for ground oriented, attached, family friendly housing forms in residential neighbourhoods.

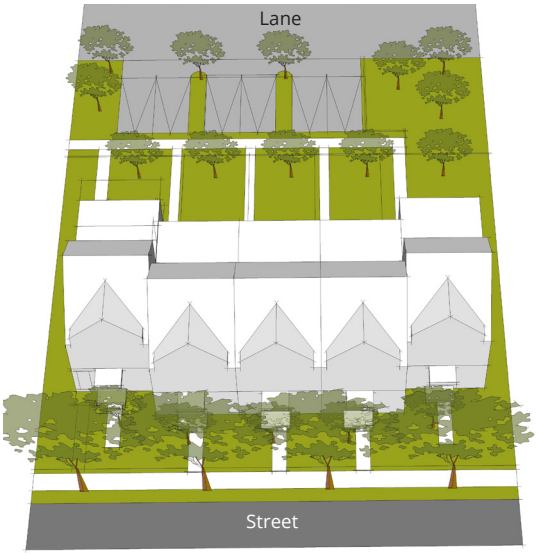
This area is designated as a Development Permit Area with the following purposes:

- Establishment of objectives for the form and character of multi-family residential development,
- Potection of the natural environment, its ecosystems and biological diversity (as outlined in the Justification section of this schedule), and
- Establishment of objectives to promote energy conservation (as outlined in the Justification section of this schedule).

Townhouse tenure may be ownership (strata titled), non-ownership (rental tenure) or co-operative (co-op tenure). For the purpose of this Development Permit Area:

- A 'street-oriented development' is one in which all or a portion of the units face the street.
- A 'courtyard-oriented development' is one where units face an internal courtyard, with end units oriented to front the street.
- A 'mews development' is one where townhouses are arranged on either side of an internal driveway that provides multi-modal access.

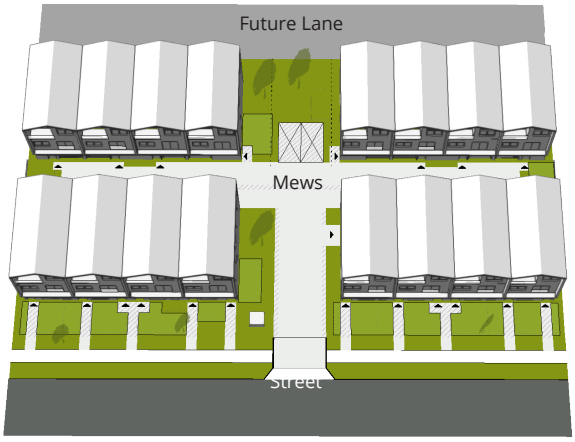
Some developments may be a mixture of 'street-oriented', 'courtyard-oriented' and 'mews'. Side-by-side, back-to-front, and back-to-back townhouses are permitted.



Street-oriented development.



Courtyard-oriented development.



Mews development.

1.3 TOWNHOUSES
INTRODUCTION

Applications to develop properties located within this Development Permit Area for laneway or carriage houses, in accordance with existing zoning, must instead comply with the guidelines included in Development Permit Area 1.1 Laneway and Carriage Houses.

Applications to develop properties located within this Development Permit Area for multi-unit residential non-profit housing development must instead comply with guidelines included in the Development Permit Area 1.4 Multiple Unit Residential.



Townhouse streetscape precedent.

GUIDING PRINCIPLES

The development of ground oriented townhouse forms will result in changes to neighbourhoods and streetscapes. The following Guiding Principles are intended to help guide these changes in a way that enhances and maintains the quality of neighbourhoods:

- Create active, vibrant, and human-scale streetscapes that are conducive to walking, cycling and rolling while contributing to well-connected neighbourhoods.
- Provide livable spaces with optimum daylight and ventilation, access to ground level open space, and functional, efficient interiors.
- Design buildings to minimize overlook onto adjacent properties to provide privacy.
- Encourage buildings with low environmental impact, such as reduced water use and low operational and embodied carbon.
- Design outdoor spaces as valued year-round assets that maximize ecological benefits, such as rainwater management and biodiversity.
- Ensure outdoor spaces provide areas for both private use and enjoyment and opportunities for social connections between neighbours of all ages, which are engaging, active and well-used.
- Prioritize retention of high value, mature trees and the growth of the urban tree canopy through the planting and establishment of new trees.
- Enable functional site design that supports appropriate multi-modal access, solid waste and recycling servicing and electrical and telecommunications servicing.

1.3 TOWNHOUSES
DEVELOPMENT PERMIT GUIDELINES

ARCHITECTURE AND SITE DESIGN

1.3.1 BUILDING SIZE, MASSING AND ROOF FORMS

Intent: The size and massing of townhouse developments contribute to human-scaled, walkable and welcoming streetscapes and are well integrated into the existing neighbourhood.

Townhouse developments must incorporate:

- Massing that responds to the existing and planned context of the neighbourhood, and provides appropriate transitions in scale to buildings, parks, and open space.
- A high-quality design and building form that is complementary to, but has a distinct expression from, adjacent developments.
- Building separation to avoid long, monotonous facades, support active streetscapes, and increase space for trees and landscaping.
- Simple building forms with a primary roof shape.
- Roof forms that are designed to reinforce the identity of individual units.
- Designs which are compatible with existing grade at property lines to avoid artificially raised or lowered grades.

Townhouse developments are encouraged to consider:

- Building heights and massing that step with the site topography or otherwise respond to sloped site conditions.
- Strategies to minimize the perceived massing of buildings, such as stepped back floors or integration of the upper floor into a sloped roof form.
- Dormers where they are clearly secondary to the primary form and the combined dormer width does not exceed 50% of the width of the unit.
- Secondary roof forms that are complementary to the development.

1.3.2 BUILDING SITING, SEPARATION AND SETBACKS

Intent: Townhouse developments provide adequate building setbacks and separation to achieve livability and functional site needs, such as access for emergency responders, on-site multi-modal circulation, privacy between neighbours, interface with surrounding streets and public realm, access to daylight and space for social interaction.

Townhouse developments must incorporate:

- Greater front or rear yard setbacks where required to site buildings beyond the critical root zone of mature, high value trees.
- Building siting that optimizes usable at-grade open space and can accommodate amenities such as porches, patios, common amenity space, trees, gardens, rear surface parking and solid waste storage.
- Buildings that are sited and articulated to frame the edges of streets, parks and open space.
- Building siting that provides opportunities for high-quality landscaping and active streetscapes.
- Where a courtyard or mews is present, a minimum courtyard width of 6.01 metres (20 feet) measured between the main building façades.
- Where a courtyard development is sited perpendicular to the primary street, end units oriented to face the street.

Townhouse developments are encouraged to consider:

- Where a unit faces a side setback, providing a larger setback to ensure privacy of units, and to allow for adequate open space and entry experience, including a walking path to the unit, planted buffer between yards, and weather protected entry porch.

1.3 TOWNHOUSES
DEVELOPMENT PERMIT GUIDELINES

1.3.3 STREETSCAPE EXPRESSION AND BUILDING ENTRANCES

Intent: Townhouse developments create a positive interface with the adjacent streetscape and contribute towards welcoming, walkable and pedestrian-scale streetscapes and lanes.

Townhouse developments must incorporate:

- Buildings that are sited and oriented to provide active frontages and overlook public streets, parks, walkways, and open spaces, while balancing privacy considerations.
- Appropriate transitions between public, semi-private and private spaces, using design strategies such as plantings, low fencing, and modest grade changes.
- Delineated private spaces that employ architectural and landscape cues, such as subtle grade changes, materials, decorative railings, and landscaping features, to define private front yards, porches, or patios while maintaining visual connection to the public realm.
- Building and landscape design that responds to and integrates with the off-site design (sidewalk, boulevard, curb location, etc.).
- Locating mechanical equipment, vents, service areas and service kiosks (e.g. gas meters, etc.) away from building windows and in areas that are not between public sidewalk and building fronts.
- Entrances that are clearly visible with intuitive wayfinding and easy identification through architectural and landscape elements.
- For all primary building entrances:
  - A clearly visible, well-lit and weather protected front door, directly accessible from the sidewalk via a walkway.
  - Well-designed entry features such as stoops, shared landings, and porches.
- Secondary building entrances oriented to be clearly visible and identifiable from a courtyard, secondary street frontage, mews, or rear lane (as applicable).

Townhouse developments are encouraged to consider:

- Areas of soft landscaping along the lane and other strategies to support a pedestrian-oriented laneway experience.
- Wayfinding elements such as maps and signs, so that units are relatively easy for service providers and visitors to find.
- Opportunities for resting places (benches) adjacent to sidewalks, especially in areas with significant slope and proximate to transit stops.





Townhouse streetscape precedent. (Left photo: Stewart Howard Architects. Right photo: Ramsay Worden Architects)

1.3 TOWNHOUSES
DEVELOPMENT PERMIT GUIDELINES

1.3.4 ARCHITECTURAL EXPRESSION AND MATERIAL FINISH

Intent: Townhouse developments achieve a high quality of design, architectural expression, livability and material finish. Neighbourhoods are activated and made vibrant by a range of architectural styles, from contemporary to traditional expressions.

Townhouse developments must incorporate:

- An architectural design approach that balances the desire for cohesive design with design diversity to ensure a varied streetscape.
- Design elements and materials that express all street facing elevations, including well-defined front entrances, with an equal quality of expression on front and flanking streets.
- Materiality that emphasizes the building's vertical elements, rather than its horizontality, to reduce perception of mass and support a varied streetscape.
- Durable, long lasting and high-quality materials that are well suited to the region's current and future climate.
- A glazing strategy that seeks to optimize building performance and balance increased light access during the winter and reduced heat gain in the summer.
- Where adjacent to a protected heritage property:
  - New buildings designed to respect the urban grain, scale, proportions, and materials of the historic context.
  - Integrating and reinterpreting existing heritage character into the new buildings through high-quality, contemporary design cues.

Townhouse developments are encouraged to consider:

- High quality accent materials at the ground floor level, around unit entries, and on the primary building facades. These may include masonry, lapped siding and/or other textured cladding materials.
- Avoiding synthetic materials intended to mimic natural materials, which are not recommended. Cultured stone products are strongly discouraged.



Example of simple, proportional details and material use at entry.



Example of front entry sequence.

1.3 TOWNHOUSES
DEVELOPMENT PERMIT GUIDELINES

1.3.5 BUILDING PERFORMANCE

Intent: Townhouse developments support the City in achieving its sustainability goals now and into the future by prioritizing high energy efficiency, reducing operational and embodied carbon, optimizing air quality, and incorporating passive and active cooling strategies.

Townhouse developments must incorporate:

- Passive solar design integrated into the architecture, such as exterior shading on the west and south elevations.
- Layouts and fenestration to improve natural ventilation, such as providing windows on multiple sides of the unit and ensuring windows are operable.
- Strategically selecting and locating trees to increase building energy efficiency and improve air quality, such as planting deciduous trees on the south and west elevations, is encouraged to mitigate solar gain in summer and allow solar warming in winter.
- Use of high performance, durable, and low-embodied carbon materials, such as sustainably sourced wood, recycled materials, and locally sourced products, whenever possible.
- Minimizing or avoiding use of concrete, plastic, or vinyl building components, understanding that vinyl siding and asphalt are not permitted.

Townhouse developments are encouraged to consider:

- Including active cooling such as heat pumps, provided they are placed in areas that provide the least possible disturbance to surrounding properties, and passive cooling strategies.



Example of courtyard entrance elements.



Example of courtyard development. (Photo: Ramsay Worden Architects)

ENERGY CONSERVATION

The City of New Westminster is committed to energy conservation in building design with a number of policies, plans and programs aimed at energy and greenhouse gas emissions reduction. ENERGY SAVE NEW WEST is a community energy program designed to improve energy efficiency and reduce greenhouse gas emissions from residential homes and businesses in New Westminster.

COMMUNITY ENERGY AND EMISSIONS PLAN 2050

The City endorsed an updated Community Energy and Emissions Plan in 2022, which provides a roadmap to approaching net zero greenhouse gas emissions by 2050, to reduce impact on climate change. One of the five key action areas is Buildings, which includes actions requiring new buildings to be built to high energy efficiency standards that help reduce emissions.

1.3 TOWNHOUSES
DEVELOPMENT PERMIT GUIDELINES

LIVABILITY

1.3.6 PRIVACY

Intent: Townhouse developments minimize the impact of overlook on neighbouring properties and within the site.

Townhouse developments must incorporate:

- Offset windows, screening or other strategies to mitigate overlook between properties, as well as within the development.
- A balanced approach in courtyards to provide both privacy between facing units with visibility and opportunities for social interaction such as children's play areas, outdoor seating and dining areas.
- Where balconies or upper-level or rooftop decks are provided, screening, setbacks, or strategic orientation, to mitigate potential privacy and overlook issues with neighbouring properties and between adjacent units.

1.3.7 OPEN SPACE

Intent: Townhouse developments provide quality private and shared outdoor amenity spaces that contribute to livability, sustainability and social connectedness.

Townhouse developments must incorporate:

- Private outdoor amenity spaces that:
  - Where appropriate, incorporate elements to increase privacy and usability of the space. Are oriented to the street to encourage neighbourhood sociability, unless the outdoor space is located on a street where traffic noise would detract from the enjoyment of the open space (such as on the major road network).
- Private outdoor amenity spaces sized to be a minimum of 14.8 square metres (160 sq. ft.), with a minimum dimension of 1.83 metres (6 ft.) per unit and contiguous. Where it is more appropriate to the site, a reduction to size requirements could be considered, provided one or multiple shared, well-programmed, and sufficiently sized shared outdoor space(s) are provided.
- A combination of soft and hard landscaping.
- Open space that appropriately anticipates and accommodates areas for pet relief, to ensure relief is not concentrated on City boulevards.
- Open space provided at-grade, on raised terraces, on upper level balconies, and/or on rooftops. Enclosed upper level decks and balconies are not permitted.

Townhouse developments are encouraged to consider:

- Balancing direct access to sunlight with opportunities for shade.
- Universally-accessible shared outdoor amenity spaces that provide spaces to socialize, play, garden and take part in recreational activities.
- Creating publicly accessible open spaces at street corners, such as community nodes.
- Communal public spaces with co-located facilities (e.g. mailbox or primary entrance nearby) to increase chances of repeated encounters with neighbours.



Example of simple, contemporary building forms with front gardens and gates. (Ramsay Worden Architects).

1.3 TOWNHOUSES
DEVELOPMENT PERMIT GUIDELINES

LANDSCAPE DESIGN

1.3.8 TREES AND TREE CANOPY

Intent: Townhouse developments support the City's biodiversity, rainwater management, climate resilience and adaptation objectives. Sites should be designed to prioritize, accommodate and support the long-term preservation of existing high-value trees and the growth and establishment of new tree canopy.

Townhouse developments must incorporate:

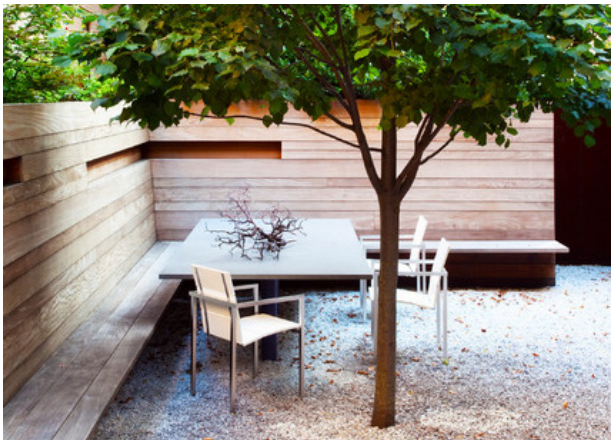
- Site planning, including building location and outdoor spaces, that protects mature and healthy existing trees, and creates optimal space and conditions for the addition of new trees.
- New tree plantings that prioritize diverse, climate adaptive and drought tolerant species to provide shading and cooling and contribute to a reduction in the urban heat island effect.
- "Right tree, right place" approach to tree plantings that ensure larger-growing trees are located in sufficiently large spaces, and smaller trees in small private yards and planters.
- A minimum of 15 cubic metres of continuous soil for all new tree plantings; 10 cubic metres per tree if sharing soil.

Townhouse developments are encouraged to consider:

- Combining soft landscaped areas to increase overall soil volume for trees beyond the minimum requirements.
- Using structural soils or soil cells to increase soil volume availability where tree planting is occurring adjacent to hard landscaping features.
- Prioritize the planting of trees in groups or groves where soil, water and nutrients can be shared.
- Balance species selection to provide large canopy, shade trees for relief in warm months, and evergreen trees that can provide rainwater management benefits throughout the year. Larger-canopied trees, and those reaching a greater mature height, are preferable to smaller, ornamental trees.

URBAN FOREST MANAGEMENT STRATEGY

In recognition of the urban forest as a valued public resource at risk of decline, the City developed a city-wide Urban Forest Strategy that aims to protect and enhance the urban forest system. This Strategy identifies 40 actions to increase tree canopy cover from 18% to a target of 27% by 2035. To achieve this, new development proposals must consider the Urban Forest Management Strategy and comply with the Tree Protection and Regulation Bylaw.





Examples of compact outdoor spaces with trees, planting and pervious surfaces.

1.3 TOWNHOUSES
DEVELOPMENT PERMIT GUIDELINES

1.3.9 OVERALL LANDSCAPE DESIGN

Intent: Landscape design supports the City's Integrated Stormwater Management Plan objectives through contributing to biodiversity and climate resiliency, while enhancing livability.

Townhouse developments must incorporate:

- Designs that maximize site permeability, with an emphasis on landscaping while accommodating other functional and programmatic site needs.
- A grading strategy that seeks to slow, sink, spread, and reduce rainwater runoff. Rainwater collected on hard, impervious surfaces will not be directed to neighbouring properties and must be accommodated on-site.

Townhouse developments are encouraged to consider:

- Incorporating rain gardens and swales in landscaping design as a priority to achieving integrated stormwater management targets.
- Incorporating habitat features such as bird nesting boxes, bat boxes, mason bee homes, and water sources into the open space design.
- Including green roofs with sedums and native grasses to provide insect and bird habitat, cisterns, coniferous trees and shrubs and other rainwater management techniques integrated into the architecture.

INTEGRATED STORMWATER MANAGEMENT PLAN

The City's Integrated Stormwater Management Plan (ISMP) outlines and guides the planning of stormwater management initiatives for the City. The long term initiative of the Plan is to minimize runoff volume and to reduce the risks and consequences of pollutants in stormwater runoff entering the Fraser and Brunette rivers. The ISMP includes a set of runoff reduction and water quality targets. The ISMP also includes a Best Management Practice Toolkit that provides guidelines for a range of common tools that infiltrate, treat or detain stormwater. New development will be required to use one or more of these tools in order to meet the ISMP targets.

BIODIVERSITY STRATEGY

The City of New Westminster Biodiversity and Natural Areas Strategy outlines best practices for planting plans that prioritize biodiversity, climate-adaptation, low maintenance and pollinator species.

1.3 TOWNHOUSE
DEVELOPMENT PERMIT GUIDELINES

1.3.10 SOFT LANDSCAPING

Intent: Soft landscaping supports the City's biodiversity and contributes to the overall aesthetic character and livability of townhouse developments. Use of high-quality plants and materials is expected.

Townhouse developments must incorporate:

- A diversity of plant species that contribute to local biodiversity, including pollinator and native plant species. Invasive species and artificial turf are not permitted.
- Evergreen plantings to intercept rainwater in all seasons.
- Plants that are drought-resistant and low maintenance.
- Non-invasive plant species that are: suitable for the local climate and resilient to climate change, durable, low maintenance, and drought-tolerant.
- Plantings and deciduous trees that optimize light/sun exposure in winter months and shade in summer months in both exterior and interior spaces.







Examples of pervious paving materials.



Example of simple, contemporary building forms with front gardens and gates.

1.3.11 HARD LANDSCAPING

Intent: Hard landscaping supports the City's Integrated Stormwater Management goals and contributes to the overall aesthetic character of townhouse developments. Use of durable and high-quality materials and finishes is expected.

Townhouse developments must incorporate:

- Pervious surfaces on surface parking areas and driveways, such as unit pavers installed over a bed of sand and gravel, dust-free stone/gravel and grass pavers. Asphalt is not permitted for mews or other on-site drive aisles or parking areas.
- High quality hardscape materials such as pavers, brick, and concrete along pathways and in shared outdoor amenity spaces.

Townhouse developments are encouraged to consider:

- Pervious surfacing for patios and pathways.
- Minimizing required maintenance and ensuring longevity of landscape finishes.

1.3 TOWNHOUSES
DEVELOPMENT PERMIT GUIDELINES

1.3.12 SCREENS, FENCES AND RETAINING WALLS

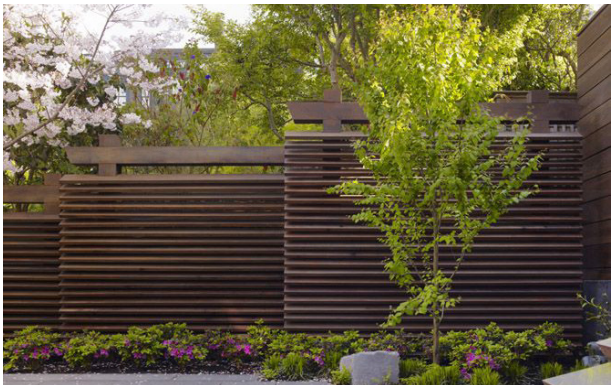
Intent: Townhouse developments thoughtfully transition to the public realm and adjacent properties and incorporate landscape elements to mitigate views of service and parking areas.

Townhouse developments must incorporate:

- Fence materials that are high-quality, durable and provide visual interest and are appropriate for the residential character of the use such as 'soft' materials like wood. Chain link is not permitted.
- Fencing design that balances privacy needs while contributing positively to the streetscape.
- Grading that reduces the use of retaining walls along property lines.
- Where retaining walls facing public rights-of-way are unavoidable, they must be stepped to reduce their overall height with planted terraces between levels to soften their appearance and scale. Retaining walls should not exceed heights of 0.61 metres (2 ft.) to avoid the required use of guardrails

Townhouse developments are encouraged to consider:

- Low embodied carbon materials such as locally sourced wood.
- Planting strips along the public side of a screen, fence or retaining wall where it faces a street or lane.



Example of fence/screen combined with planting.

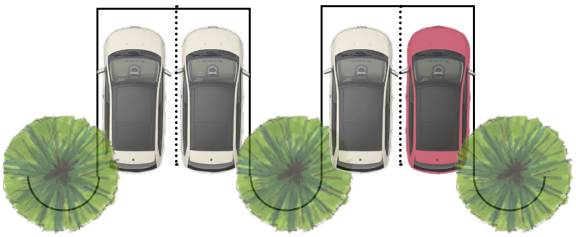


Example of a carport design.

CIRCULATION, ACCESS, PARKING AND SITE SERVICING

1.3.13 CIRCULATION, ACCESS AND PARKING

Intent: Townhouse developments prioritize walking and cycling circulation and access above vehicle circulation, in support of the City's Transportation Hierarchy. Vehicle parking and access prioritizes safety of non-motorized traffic, is thoughtfully designed to mitigate public realm impacts, and is integrated into the development and wider neighbourhood. Where possible, vehicle parking areas allow for flexibility of use.



Example of shared parking areas and tree planting.

1.3 TOWNHOUSES
DEVELOPMENT PERMIT GUIDELINES

Townhouse developments must incorporate:

- A circulation plan that ensures all pedestrian and cyclist circulation is accommodated on-site.
- Walking pathways sized to a minimum of 1.2 metres (4 ft.) in width. Walking pathways sized to a minimum width of 1.5 metres (5 ft.) is preferred for higher volume areas (such as central courtyards).
- Walking and cycling circulation paths that are clearly separated from vehicle circulation routes. Cues such as subtle grade and/or material changes, landscape buffers, and/or decorative railings may be considered.
- Bicycle parking that is secure and weather protected.
- Parking pads for visitor parking:
  - On large sites, visitor parking should be distributed for ease of accessibility throughout the development.
- Surface materials, landscaping and lighting to support safe and comfortable pedestrian movements. Site lighting should prevent light-spill onto adjacent properties.

Townhouse developments are encouraged to consider:

- Residential parking in the form of surface level parking pads and/or carports.
  - When dedicated residential parking is provided in an attached garage, it is to be wholly contained within the fabric of the building envelope.
  - Underground parking may be considered in unique circumstances if it results in increased open space and does not involve significant loss of existing trees or regrading of the site.
- Providing access to bicycle parking via ramps or side ramps incorporated into stairways where needed to navigate grade.
- Providing shared facilities that support bicycle maintenance, such as a bicycle repair area.
- Providing a universally accessible pathway (or pathways) that can support use of mobility aids and strollers, as well as connects primary or secondary entrances to streets or lanes on flat sites.
- Minimizing driveway lengths and the interface between vehicle and pedestrian movements.
- Including designs that support multi-purpose use (e.g. play and recreation), where parking pads are provided.
- Planting trees between groups of parking spaces and/or between garage doors.

1.3.14 SOLID WASTE, RECYCLING AND UTILITY SERVICING

Intent: Townhouse developments comfortably and conveniently accommodate functional site servicing needs in balance with other site uses.

Townhouse developments must incorporate:

- Adequate space for waste collection, including garbage, recycling and organics containers, for all units on the property, either as individual bins per unit or centralized waste containers.
- Appropriately sized waste staging areas and clear access routes to enable safe and efficient solid waste collection. Routes should be free of free of physical impediments such as parked vehicles, and have vertical clearance to avoid building overhangs and trees.
- Waste storage areas located inside of a building or screened from public view, using materials consistent with the overall design. Refer to the New Westminster Solid Waste Facility Guidelines for Development Applications for further information, including Development Application Plan drawing requirements.
- Utility infrastructure, such as electrical transformers or rainwater detention tanks, located and screened in a way that mitigates negative public realm impacts and other site functions.
- Electrical transformers located on private property. Siting of electrical transformers on City property is not permitted.

SOLID WASTE FACILITY GUIDELINES FOR DEVELOPMENT PERMIT APPLICATIONS (RESIDENTIAL)

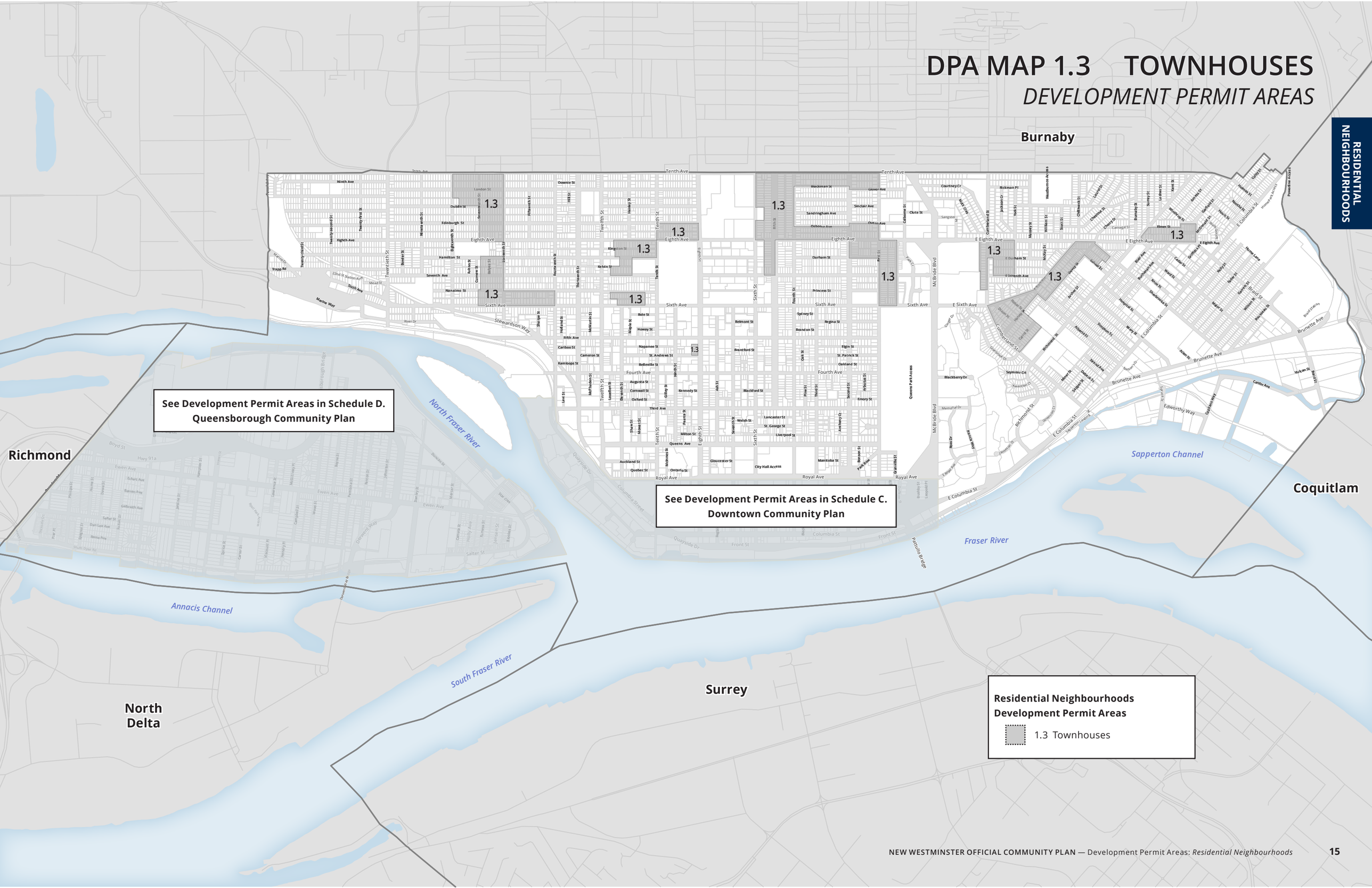
The City's Solid Waste Facility Guidelines for Development Permit Applications were created to assist development applications with understanding the solid waste service requirements for new multiple residential developments and residential uses within mixed use developments.

This page was intentionally left blank.

DPA MAP 1.3 TOWNHOUSES

DEVELOPMENT PERMIT AREAS

RESIDENTIAL NEIGHBOURHOODS



Residential Neighbourhoods Development Permit Areas

1.3 Townhouses

This page was intentionally left blank.

Attachment 5
Official Community Plan Amendment Memorandums

Memorandum

To: Hanieh Berg, Corporate Officer **Date:** December 1, 2025

From: Lisa Leblanc, Director, Engineering Services

Re: **Official Community Plan Amendment Bylaw No. 8547, 2025**

Please be advised that I have examined the proposed Official Community Plan Amendment Bylaw No. 8547, 2025 in conjunction with Metro Vancouver's Integrated Solid Waste and Resource Management Plan, Integrated Liquid Waste and Resource Management Plan, and Drinking Water Management Plan (all of which were adopted by the Greater Vancouver Regional District after liaison with the City.)

In my examination, I have found there to be no inconsistency between the proposed OCP Amendment Bylaw No. 8547, 2025 and the aforementioned Waste and Drinking Water Management Plans. Accordingly, I am satisfied that the proposed OCP Bylaw may proceed to Council for consideration.

_____

Lisa Leblanc
Director, Engineering Services

New Westminster

511 Royal Avenue
New Westminster BC
V3L 1H9

604 521 3711
info@newwestcity.ca
newwestcity.ca

Memorandum

To: Hanieh Berg, Corporate Officer **Date:** December 1, 2025

From: Shezad Somji, CFO/Director of Finance & IT

Re: **Official Community Plan Amendment Bylaw No. 8547, 2025**

Please be advised that I have examined the proposed Official Community Plan Amendment Bylaw No. 8547, 2025 in conjunction with the City's current Capital Expenditure Program as contained in the "Five-Year Financial Plan (2025-2029) Bylaw No. 8501, 2025".

In my examination, I have found there to be no inconsistency between the proposed OCP Amendment Bylaw No. 8547, 2025 and the aforementioned Financial Plan. Accordingly, I am satisfied that the proposed OCP Bylaw may proceed to Council for consideration.



_____

Shezad Somji
CFO/Director of Finance & IT

New Westminster

511 Royal Avenue
New Westminster BC
V3L 1H9

604 521 3711
info@newwestcity.ca
newwestcity.ca

Attachment 6

Zoning Bylaw Amendment

CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8524, 2025

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

Citation

1. This Bylaw may be cited for all purposes as “Zoning Bylaw No. 6680, 2001, Amendment Bylaw (Townhouse Zoning Update) No. 8524, 2025”.

Amendments

2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:

a) Amend 120.44.2 by deleting and replacing with the following definition:

“COMMON AMENITY AREA means a non-commercial indoor area provided in conjunction with a *multiple dwelling* or *townhouse* use and specifically designed for use by all residents living on-site for cultural, social and recreational activities and includes residential lobbies.”

b) Amend 120.82 Part b) by deleting and replacing with the following definition:

“The floor space located above the *height datum* or the natural grade of the site used for required vehicle parking, vehicular access, manoeuvring aisles, *bicycle storage facility* and elevator or stairs providing access exclusively thereto excluding *townhouse* or *row house*;”

c) Amend 120.82 Part c) by deleting and replacing with the following definition:

“The floor space of all portions of *cellars* or *basements* located below the *height datum* or the natural grade of the site to be used for storage lockers, laundry rooms, or containment of garbage in a purpose designed multiple *dwelling* excluding *duplex*, *townhouse* or *row house*;”

d) Amend 120.82 Part d) by deleting and replacing with the following definition:

"The floor space of all areas below datum or the natural grade of the site used for mechanical, heating, ventilating, or air conditioning equipment excluding *duplex* or *townhouse* or *row house*;"

e) Amend 120.82 Part e) by deleting and replacing with the following definition:

"The floor space of those portions of a building or buildings above the *height datum* used for mechanical purposes including elevator penthouses, but not to exceed an area equal to ten percent (10%) of the *site coverage* excluding *duplex*, *townhouse* or *row house*;"

f) Amend 120.136 by deleting and replacing with the following definition:

"MULTIPLE DWELLING means a building, or portion of a building, containing three or more principal *dwelling units*, *housekeeping units, dormitory units* or *sleeping units* or combination thereof, but for the purposes of sections 140-160 does not include *townhouses*."

g) Add section 120.143.1 with the following definition:

"**PERVIOUS SITE COVERAGE** means an area of land that allows the infiltration of water into the soil, minimizing the amount of water that runs or flows off surfaces. This includes lawn and live landscaping and may include gravel, rocks, wood chips and bark mulch where situated over soil or a porous sub-base."

h) Amend 120.159.2.1.1 by deleting and replacing with the following definition:

"**RESIDENTIAL STORAGE SPACE** means floor area within a *multiple dwelling* or *townhouse building*, used to store personal items such as recreation equipment, tires, barbecues, suitcases, miscellaneous household articles, and similar items, but does not include a *bicycle locker*."

i) Amend 120.207 by deleting and replacing with the following definition:

"**TOWNHOUSE** means a *residential use* comprising three or more *dwelling units* separated from another by party walls, where the units are side-by-side or back-to-back, with each principal *dwelling unit* having a separate, direct entrance to outside without an enclosed corridor, and for the purposes of sections 140-160 does not include *multiple dwelling*."

j) Amend the table in section 140.9 (Residential Off-Street Parking Space Requirements) by deleting and replacing the row "**Infill Townhouse / *Row House***" with the following:

Townhouse and Row House – Sites located in Mainland New Westminster	1.0 space per principal *dwelling unit* 0.5 spaces per *secondary suite* 0.1 spaces per principal *dwelling unit* for visitor parking, on sites with 10 or more principal *dwelling units* except that visitor parking is not required for units in a non-stratified development

k) Amend the table in section 140.9 (Residential Off-Street Parking Space Requirements) by adding the following after the row "***Townhouse and Row House – Sites located in Mainland New Westminster"***:

Townhouse and Row House – Sites located in Queensborough	1.25 spaces per *dwelling unit* with two bedrooms 1.5 spaces per *dwelling unit* with three or more bedrooms 0.1 spaces per *dwelling unit* for visitor parking, on sites with 10 or more principal *dwelling units,* except that visitor parking is not required for units in a non-stratified development

l) Amend 140.24 by deleting and replacing with the following definition:

"For any *multiple dwelling*, *townhouse*, *commercial*, or *industrial* use, the overall number of required *off-street parking* spaces may be reduced by five (net reduction of four) parking spaces for every *car share vehicle* and car share *parking space* provided, up to a maximum of 10% of the required parking."

m) Amend 140.34 by deleting and replacing with the following definition:

"Visitor parking spaces for *multiple dwellings* and *townhouses* must:

(a) Be clearly marked on the pavement or with a vertical mounted sign not less than 1.5m above ground level stating: "Visitor Parking Only";

(b) not be assigned for the use of any *dwelling unit*;

(c) be held in common ownership;

(d) be used only for visitor parking;

(e) either be openly accessible to visitors or accessible by intercom or similar mechanism; and

(f) be secured by a statutory covenant in favour of the City ensuring the continued availability of visitor parking spaces for visitors."

n) Amend 140.47 by deleting and replacing with the following definition:

"**Multiple Dwelling and Townhouse Residential Uses**

140.47 On sites occupied by *multiple dwelling* or *townhouse* uses:

(a) No parking spaces shall be located in the required front setback;

(b) No *parking space* or maneuvering aisle shall be located within 1.52 metres (5 feet) of any side or rear site line;

(c) No parking or storage of buses, mobile homes, recreation vehicles, commercial trucks, boats, trailers, contractors' equipment or other commercial or industrial vehicles is permitted except for the following:

(i) One truck or commercial vehicle not exceeding 10,000 pounds (4,536 kilograms) gross vehicle weight;

(ii) Temporary parking of commercial vehicles or equipment belonging to the occupants of the premises."

o) Amend the table in section 150.3 (Residential Bicycle Parking Requirements) by deleting and replacing the row "***RT (Infill Townhouse and Rowhouse Residential District***" with the following:

Townhouse	1.5 spaces per *dwelling unit*	0-19 units: 2 spaces 20 units or more: 6 spaces

p) Amend the table in section 160.3 (Required Number of Off-Street Loading Spaces) by adding the following after the row "***Multiple Dwelling"***:

Townhouse	One loading space for developments with more than 30 *dwelling units.*	

q) Amend 160.4 by deleting and replacing with the following:

"Notwithstanding the requirements above, an off-street loading space for a *multiple dwelling* and/or *townhouse* use can be shared with a visitor *parking*

space, provided the space meets the minimum size requirements for off-street loading, and the property owner can demonstrate access and functionality to the satisfaction of the *Director of Engineering*."

r) Amend 160.5 by deleting and replacing with the following:

"Notwithstanding the requirements above, off-street loading spaces required for a *multiple dwelling*, *townhouse* and/or *commercial* uses located within a mixed use building, can be shared provided the property owner can demonstrate access and functionality to the satisfaction of the *Director of Engineering.*"

s) Amend 160.10 by deleting and replacing with the following:

"All required off-street loading spaces and access thereto located on a *site* within an (R) District or adjoining an (R) District shall be effectively screened and shall not be closer than 3.0 metres from the side property boundary of such site in an (R) District, except for *townhouse* use."

t) Amend 190.11.1 by deleting and replacing with the following:

"Notwithstanding that retaining walls are not permitted within setbacks and yards, the following exemptions are permitted:

a) Retaining walls on sites used for commercial, industrial, or institutional uses or for *multiple dwellings* or *townhouses*, shall be permitted within required yards and setbacks provided they are authorized by a Development Permit if applicable; or

b) Retaining walls on sites used for or zoned for residential purposes, except *multiple dwellings* or *townhouses*, shall be permitted within required yards and setbacks provided:

i. the height of a retaining wall, measured from the lowest ground level at the base of the retaining wall to the highest ground level at or near the top of the retaining wall, at any point along the retaining wall, shall not exceed:

1) 1.22 metres (4 feet) for a retaining wall which is not specifically contemplated by this subsection; or

2) 0.61 metres (2 feet) for a retaining wall located within 1.22 metres (4 feet) of, and which runs approximately parallel to, either an interior side lot line or interior rear property line; or

3) 1.83 metres (6 feet) for a retaining wall used as a window well;

4) 3 metres (9.84 feet) for a retaining wall bounding a pedestrian entrance, including one stairway, which is located between a building and the rear property line, and which serves a level of a building located below grade;

5) 1.83 metres (6 feet) for a retaining wall bounding a pedestrian entrance, including one stairway, which is located between a building and a side property line and which serves a level of a building located below grade. The stairway serving this pedestrian entrance shall not exceed 3.05 metres (10 feet) in total length;

ii. the distance between adjacent retaining walls which are approximately parallel, as measured from their closest distance, shall not be less than the height of the higher retaining wall."

u) Amend 190.25 Part a) by deleting and replacing with the following:

"a) Each *dwelling unit* containing one bedroom, excluding *secondary suites*, shall have a minimum floor area of 46.45 square metres (500 square feet) except that in an elderly citizens' home this floor area may be reduced to not less than 41.81 square metres (450 square feet) conditional upon satisfactory communal recreational space being provided within a building, or portion of a building, on the same site having a floor area of not less than 4.65 square metres (50 square feet) for each *dwelling unit*;"

v) Amend 190.25 Part f) by deleting and replacing with the following:

"(f) Each *dwelling unit* containing two bedrooms, excluding *secondary suites*, shall have a minimum floor area of 70 square metres (753.5 square feet) except that for *secured rental residential units* containing two bedrooms this floor area may be reduced to 65 square metres (699.7 square feet);"

w) Amend 190.25 Part g) by deleting and replacing with the following:

"(f) Each *dwelling unit* containing three bedrooms or more, excluding *secondary suites*, shall have a minimum floor area of 84 square metres (904.2 square feet) except that for *secured rental residential units* containing three bedrooms or more this floor area may be reduced to 80 square metres (861.1 square feet);"

x) Amend 190.29 Part g) by deleting and replacing with the following:

"a secondary suite shall have usable outdoor space which is for the exclusive use of occupants, delineated from other areas, and which meets the following requirements, except where a shared outdoor space is provided with *townhouse* use:

i. a dedicated and contiguous private independent outdoor space, or yard, not smaller than 7.43 square metres (80 square feet) and a minimum dimension of 1.83 metres (6 feet), and made available for the exclusive use of occupants, or;

ii. for suites that are above grade level, a dedicated and contiguous raised outdoor deck that has a minimum size of 5.57 square metres (60 square feet) and a minimum dimension of 1.83 metres (6 feet) and made available for exclusive use of the occupants;"

y) Amend 190.30 Part d) by deleting and replacing with the following:

"there shall be no structural alterations to the exterior of the house which would indicate that the house is being utilized for a purpose other than that of a *single detached dwelling* or *townhouse*, and no *building*, *structure*, fence, enclosures or portion thereof other than those in conformity with permitted residential uses in the Zoning District in which the house is located, may be erected;"

z) Amend 190.30.1 Part d) by deleting and replacing with the following:

"there shall be no alterations to the exterior of the house which would indicate that the house is being utilized for a purpose other than that of a *single detached dwelling* or *townhouse*, and no *building*, *structure*, fence, enclosures or portion thereof other than those in conformity with permitted residential uses in the Zoning District in which the house is located, may be erected;"

aa) Amend 190.48.3 by deleting and replacing with the following:

"Growing and cultivation of *cannabis* for personal use is permitted on a site which is zoned for residential uses provided:

(a) all laws, regulations and requirements of other jurisdictions are met and all required permits, such as but not limited to Building and Electrical Installation Permits, have been obtained;

(b) does not include any processing or manufacturing of *cannabis* unless for medical purposes in accordance with a prescription from a medical practitioner;

(c) does not include the retail sale of *cannabis*; and

(d) for sites containing *multiple dwellings* or *townhouses*, it is located on a portion of the property under private occupancy, such as, but not limited to areas within a dwelling or on limited common property."

bb) Amend 190.51 by deleting and replacing with the following:

"All sites containing *townhouse* and/or *multiple dwelling* use must provide a designated space designed and developed to accommodate, in a location accessible to residents and removal contractors, containers for garbage and separated recyclable materials that are sufficient in number and capacity to serve the *multiple dwelling* or *townhouse* use. This designated space shall be effectively screened from view by a closed fence, decorative wall or obscuring evergreen hedge, which shall be secured and maintained in good condition at all times, or be located within a fully enclosed and secured room within a building."

cc) Deleting and replacing section 405 with the regulations attached to this bylaw as Schedule A;

dd) Adding section 406 with the regulations attached to this bylaw as Schedule B;

ee) Deleting and replacing section 1086.2 with the following:

"In the CD-86 District, the principal and accessory uses permitted in the Townhouse Residential District (RT-A) zone and no other uses, shall be permitted."

ff) Deleting and replacing section 1086.5 with the following:

"*Detached accessory buildings* shall be in accordance with the Townhouse Residential District (RT-A) zone."

gg) Deleting and replacing section 1086.6 with the following:

"Off-street automobile parking shall be provided in accordance with the Off-Street Parking section of this Bylaw."

hh) Deleting and replacing section 1086.7 with the following:

"Off-street bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this Bylaw."

ii) Deleting and replacing section 1086.8 with the following:

"Off-street loading shall be provided in accordance with the Off-Street Loading Regulations section of this Bylaw."

jj) Changing the zoning designation of the lands identified in bold on the map attached to this bylaw as Schedule C to "Townhouse Residential Districts (RT-A)" and updating the Zoning Map annexed as Appendix "A" to Zoning Bylaw No. 6680, 2001 to record these zoning changes.

kk) Changing the zoning designation of the hatched lands identified on the map attached to this bylaw as Schedule C to "Townhouse Residential Districts (RT-B)" and updating the Zoning Map annexed as Appendix "A" to Zoning Bylaw No. 6680, 2001 to record these zoning changes.

Consequential Amendments

3. Zoning Bylaw No. 6680, 2001 is further amended by making such consequential changes as are required to give effect to the amendments particularized in this bylaw, including changes to the format, numbering and table of contents.

GIVEN FIRST READING this _____ day of _____, 2025.

GIVEN SECOND READING this _____ day of _____, 2025.

PUBLIC HEARING HELD this _____ day of _____, 2026.

GIVEN THIRD READING this _____ day of _____, 2026.

ADOPTED this _____ day of _____, 2026.

_____
MAYOR PATRICK JOHNSTONE

_____
HANIEH BERG, CORPORATE OFFICER

Schedule A

to Bylaw No. 8524, 2025

“Townhouse Residential District (RT-A)”

405 Townhouse Residential District (RT-A)

BYLAW 8524, 2025

405 .1 The intent of this district is to, in combination with the design guidelines for *townhouses* within the Official Community Plan, allow *townhouse* developments on sites that also allow single detached dwellings, secondary suites and laneway or carriage houses.

Permitted Uses

405 .2 The following principal and accessory uses are permitted in the RT-A zoning district. For uses accompanied by a checkmark, there are either Use Specific Regulations in the Conditions of Use within this zoning district or within the General Regulations or Special Conditions Sections of this bylaw.

Permitted Principal Uses	Use Specific Regulations
Accommodation for youth in foster care and transitioning from foster care;	✓
Single detached dwellings;	✓
Townhouses;	✓
Public utilities;	
Women's transition house;	

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted *principal uses*;	
Home based businesses;	✓
Secondary suites;	✓
Keeping of not more than four foster children in a dwelling unit or more than eight child care children on a site	

Conditions of Use

405 .3 A *single detached dwelling* and/or *detached accessory dwelling unit* shall conform to the regulations in the NR-1 zoning district for lots located west of Eighth Street and north of Sixth Avenue, otherwise they shall conform to the regulations in the RS-1 zoning district. **(BYLAW 8436, 2024)**

405 .4 *Townhouses* shall only be permitted where:

(a) The site area meets or exceeds 836.1 square metres (9,000 square feet);

(b) The site frontage meets or exceeds 20 metres (65.62 feet);

(c) Vehicle access is provided via a *lane* that is either:

a. A minimum of 6.0 metres (19.7 feet) in width, or

b. Less than 6.0 metres (19.7 feet) in width but a dedication of land or Statutory Right-of-Way is provided to the City for the purpose of providing a public access *lane* of a width not less than 6.0 metres (19.7 feet).

(d) Despite the *Locked-in Lot* provisions in Section 170.1 of the Zoning Bylaw, the existing adjacent lot(s), unless used for non-residential purposes, a Comprehensive Development District (CD), or are subject to a Heritage Revitalization Agreement or other heritage protection, when consolidated must:

a. Have a minimum site area of 836.1 square metres (9,000 square feet); and,

b. Have a minimum site frontage of 20 metres (65.62 feet).

(e) Despite 405.4 (d), if the existing adjacent lot(s) are comprised of both privately-held and City-owned lots, the City-owned lot will not count towards the minimum site area and minimum site frontage requirements.

405 .5 *Secondary suites* must comply with the requirements of Section 190.29 of this Bylaw.

Definitions

405 .6 Despite definitions elsewhere in the Bylaw, the following shall be defined as noted below for the purposes of this Zoning District:

405 .7 **Floor area** means the numerical value determined by measuring the horizontal cross-sectional area of the *principal building*(s), including attached garages, on a site to the outside of the outer walls at each storey and calculating the total of all such areas, excluding:

(a) The floor space, up to 3.23 square metres (34.8 square feet) of area, per dwelling unit, used exclusively for the storage of mechanical equipment for heating, cooling or hot water, and confined to a single isolated room, where the following minimum requirements are met:

a. 2.29 metres (7.5 feet) floor-to-ceiling height;

b. 1.83 metres (6 feet) clear doorway opening;

(b) Underground parking located below the height datum or finished grade adjacent to the building.

(c) Any area having a floor to ceiling height of 1.22 metres (4 feet) or less.

(d) *Common amenity area* up to 5% of *gross floor area*.

405 .8 **Floor space ratio** means the numerical value determined by dividing the floor area on a site by the gross site area.

405 .9 **Height datum** means the averaged, existing grade at the four corners of the building.

405 .10 **Lane** means a public thoroughfare that provides direct access to a property and is not used for general traffic circulation.

405 .11 **Planted site space** means that portion of a lot which is restricted to landscaping with live plant materials and, for clarity, is not occupied or obstructed by any building or portion of building, driveway or parking area.

405 .12 **Peak height** means the height of a building measured from the *height datum* to the highest point of the building.

405 .13 **Street** means a public thoroughfare that is primarily used for general circulation of people.

Density

405 .14 The *floor space ratio* shall not exceed a factor of 1.2.

405 .15 A principal *dwelling unit* may include a maximum of one *secondary suite*.

Lot Coverage

405 .16 No more than 65% of a lot may be occupied by *buildings*, *structures*, and/or other impervious (non-porous) surfaces.

405 .17 *Pervious site coverage* shall be a minimum of 35% of the lot.

405 .18 *Planted site space* shall be a minimum of 15% of the lot. For clarity, *planted site space* will contribute to *pervious site coverage* requirements.

405 .19 *Planted site space* must be a minimum of 15 square metres (161.46 square feet) with a minimum dimension of 2.1 metres (6.9 feet).

Townhouse Residential District (RT-A)

Building Coverage

405 .16 The maximum percentage of a lot that may be covered by *buildings* is 50%. For clarity, *building* coverage shall be calculated using the horizontal area within the vertical projection of the outermost walls of principal and accessory buildings on a lot, divided by the gross site area, and expressed as a percentage.

Principal Building Envelope

405 .20 All *principal buildings* shall be sized and sited according to the following:

Regulation	Requirement
Minimum *Front Yard*	3.5 metres (11.5 feet)
Minimum *Rear Setback*	7.62 metres (25 feet)
Minimum Interior *Side Setback*	1.22 metres (4 feet)
Minimum *Exterior Side Setback*	3.5 metres (11.5 feet)
Maximum *Peak Height*	All *principal buildings* shall not exceed a *peak height* of: (i) In the case of a peaked roof, 12.0 metres (39.4 feet), or (ii) In the case of a roof having a pitch of 4:12 or less, 11.0 metres (36.1 feet).
Maximum Building Length	38.1 metres (125 feet)

Detached Accessory Building Regulations

405 .21 Detached accessory *buildings*:

(a) shall not cover more than fifteen percent (15%) of the *site* area;

(b) shall not exceed one *storey*;

(c) shall not be located within the required *front yard*;

(d) shall not exceed 3.6 metres (12 feet) measured from the finished floor to the highest point of the building;

(e) shall not be enclosed on more than two sides, excluding the roof, if use of

the building is primarily for off-street vehicle parking;

(f) shall not have dormers;

(g) shall not be located closer than 1 metre (3.28 feet) from the *principal building*;

(h) in the case of a carport, where the vehicle entry faces the *lane*, shall not be located closer to a *lane* than 6.71 metres (22 feet), less the width of such *lane*;

(i) shall not be located closer than 4.57 metres (15 feet) from the corner of a *site* at an intersection of *streets*, at the intersection of lanes or at the intersection of a *street* and a *lane*.

Off-Street Parking and Loading Requirements

405 .22 *Off-street parking* shall be provided in accordance with the Off-Street Parking Regulation section of this Bylaw.

405 .23 *Off-Street Loading* shall be provided in accordance with the Off-Street Loading Regulations section of this Bylaw.

Schedule B

to Bylaw No. 8524, 2025

“Townhouse Residential District (RT-B)”

406 Townhouse Residential District (RT-B)

BYLAW 8524, 2025

406 .1 The intent of this district is to, in combination with the design guidelines for townhouses within the Official Community Plan, allow townhouse developments on sites that also allow single detached dwellings and secondary suites.

Single Detached Residential Districts NR-2 and RS-2 Regulations

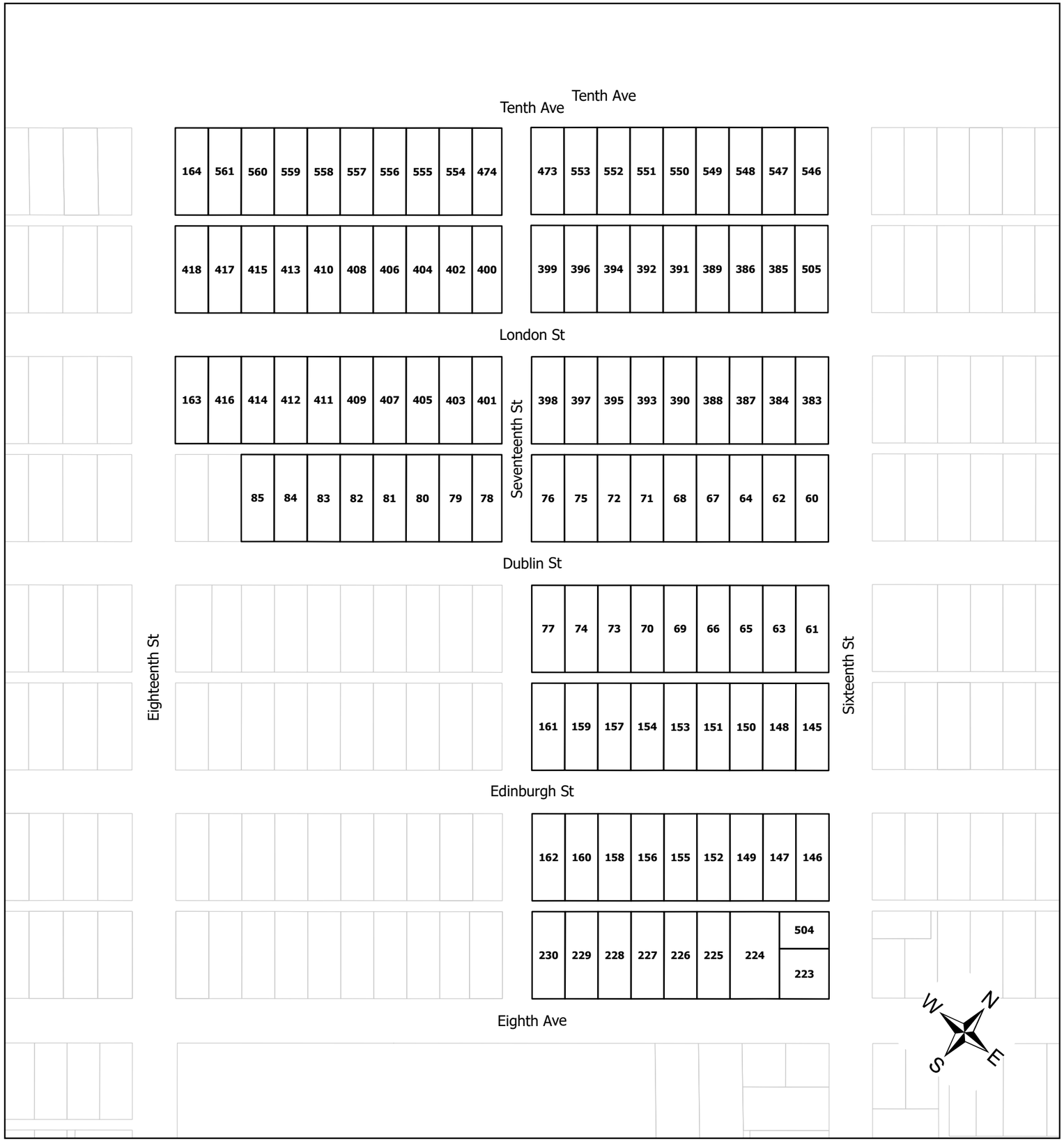
406 .2 Development of sites zoned RT-B shall comply with the regulations and requirements of the Townhouse Residential District (RT-A), except:

(a) A single detached dwelling shall conform to the regulations in the NR-2 zoning district for lots located west of Eighth Street and north of Sixth Avenue, otherwise they shall conform to the regulations in the RS-2 zoning district.

Schedule C

to Bylaw No. 8524, 2025

“Map of Pre-Zoned Townhouse Properties”



ID	ADDRESS
60	1601 DUBLIN ST
61	1604 DUBLIN ST
62	1605 DUBLIN ST
63	1606 DUBLIN ST
64	1609 DUBLIN ST
65	1610 DUBLIN ST
66	1614 DUBLIN ST
67	1615 DUBLIN ST
68	1617 DUBLIN ST
69	1618 DUBLIN ST
70	1620 DUBLIN ST
71	1621 DUBLIN ST
72	1627 DUBLIN ST
73	1628 DUBLIN ST
74	1630 DUBLIN ST
75	1631 DUBLIN ST
76	1635 DUBLIN ST
77	1636 DUBLIN ST
78	1701 DUBLIN ST
79	1703 DUBLIN ST
80	1707 DUBLIN ST
81	1711 DUBLIN ST
82	1717 DUBLIN ST
83	1719 DUBLIN ST
84	1723 DUBLIN ST
85	1727 DUBLIN ST
145	1601 EDINBURGH ST
146	1602 EDINBURGH ST

ID	ADDRESS
147	1604 EDINBURGH ST
148	1605 EDINBURGH ST
149	1610 EDINBURGH ST
150	1611 EDINBURGH ST
151	1615 EDINBURGH ST
152	1616 EDINBURGH ST
153	1617 EDINBURGH ST
154	1619 EDINBURGH ST
155	1620 EDINBURGH ST
156	1622 EDINBURGH ST
157	1623 EDINBURGH ST
158	1626 EDINBURGH ST
159	1627 EDINBURGH ST
160	1628 EDINBURGH ST
161	1635 EDINBURGH ST
162	1636 EDINBURGH ST
163	913 EIGHTEENTH ST
164	929 EIGHTEENTH ST
223	1601 EIGHTH AVE
224	1609 EIGHTH AVE
225	1615 EIGHTH AVE
226	1617 EIGHTH AVE
227	1623 EIGHTH AVE
228	1627 EIGHTH AVE
229	1629 EIGHTH AVE
230	1635 EIGHTH AVE
383	1602 LONDON ST
384	1604 LONDON ST

ID	ADDRESS
385	1605 LONDON ST
386	1609 LONDON ST
387	1610 LONDON ST
388	1614 LONDON ST
389	1615 LONDON ST
390	1616 LONDON ST
391	1619 LONDON ST
392	1621 LONDON ST
393	1622 LONDON ST
394	1625 LONDON ST
395	1628 LONDON ST
396	1629 LONDON ST
397	1630 LONDON ST
398	1632 LONDON ST
399	1633 LONDON ST
400	1701 LONDON ST
401	1702 LONDON ST
402	1703 LONDON ST
403	1706 LONDON ST
404	1709 LONDON ST
405	1710 LONDON ST
406	1711 LONDON ST
407	1714 LONDON ST
408	1715 LONDON ST
409	1716 LONDON ST
410	1719 LONDON ST
411	1720 LONDON ST
412	1722 LONDON ST

ID	ADDRESS
413	1725 LONDON ST
414	1726 LONDON ST
415	1729 LONDON ST
416	1730 LONDON ST
417	1733 LONDON ST
418	1737 LONDON ST
473	933 SEVENTEENTH ST
474	934 SEVENTEENTH ST
504	804 SIXTEENTH ST
505	926 SIXTEENTH ST
546	1602 TENTH AVE
547	1606 TENTH AVE
548	1608 TENTH AVE
549	1612 TENTH AVE
550	1614 TENTH AVE
551	1618 TENTH AVE
552	1620 TENTH AVE
553	1624 TENTH AVE
554	1706 TENTH AVE
555	1708 TENTH AVE
556	1710 TENTH AVE
557	1714 TENTH AVE
558	1716 TENTH AVE
559	1720 TENTH AVE
560	1722 TENTH AVE
561	1-1726 TENTH AVE

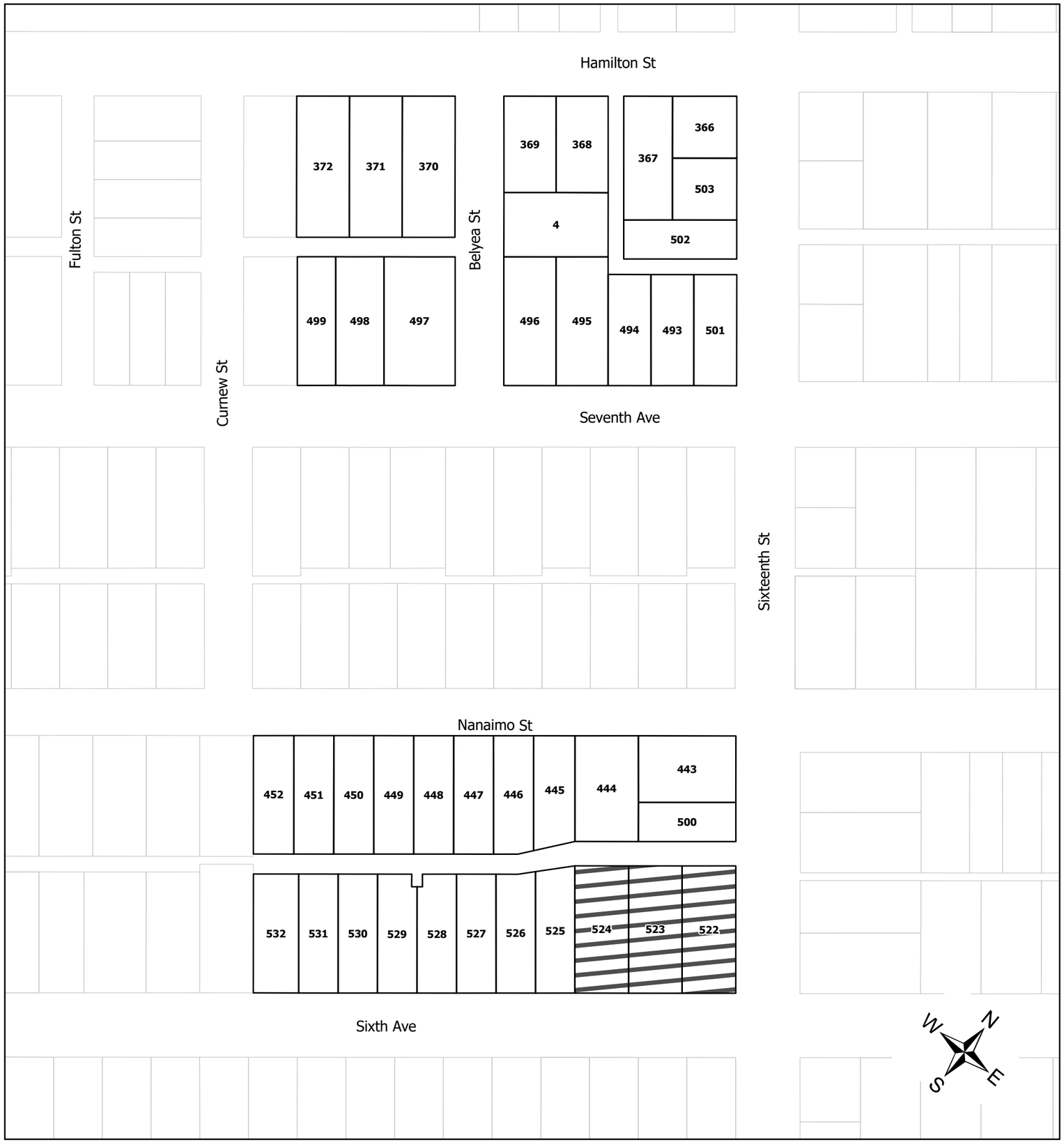
Number of Properties: 110

Prezoned Townhouse

RT-A



Date: 2025/Dec/03



ID	ADDRESS
4	707 BELYEA ST
366	1602 HAMILTON ST
367	1604 HAMILTON ST
368	1606 HAMILTON ST
369	1608 HAMILTON ST
370	1612 HAMILTON ST
371	1616 HAMILTON ST
372	1620 HAMILTON ST
443	1602 NANAIMO ST
444	1608 NANAIMO ST
445	1612 NANAIMO ST
446	1616 NANAIMO ST
447	1620 NANAIMO ST
448	1624 NANAIMO ST
449	1628 NANAIMO ST
450	1632 NANAIMO ST
451	1636 NANAIMO ST
452	1640 NANAIMO ST
493	1603 SEVENTH AVE
494	1607 SEVENTH AVE

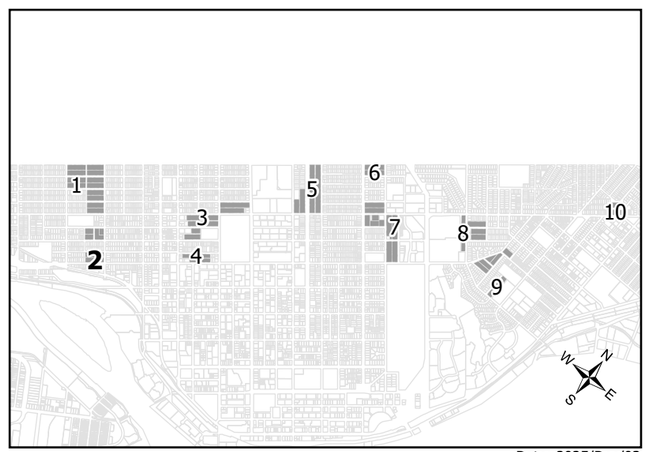
ID	ADDRESS
495	1611 SEVENTH AVE
496	1613 SEVENTH AVE
497	1617 SEVENTH AVE
498	1621 SEVENTH AVE
499	1623 SEVENTH AVE
500	618 SIXTEENTH ST
501	700 SIXTEENTH ST
502	704 SIXTEENTH ST
503	712 SIXTEENTH ST
522	1601 SIXTH AVE
523	1605 SIXTH AVE
524	1609 SIXTH AVE
525	1613 SIXTH AVE
526	1617 SIXTH AVE
527	1621 SIXTH AVE
528	1625 SIXTH AVE
529	1629 SIXTH AVE
530	1633 SIXTH AVE
531	1637 SIXTH AVE
532	1641 SIXTH AVE

Number of Properties: 40

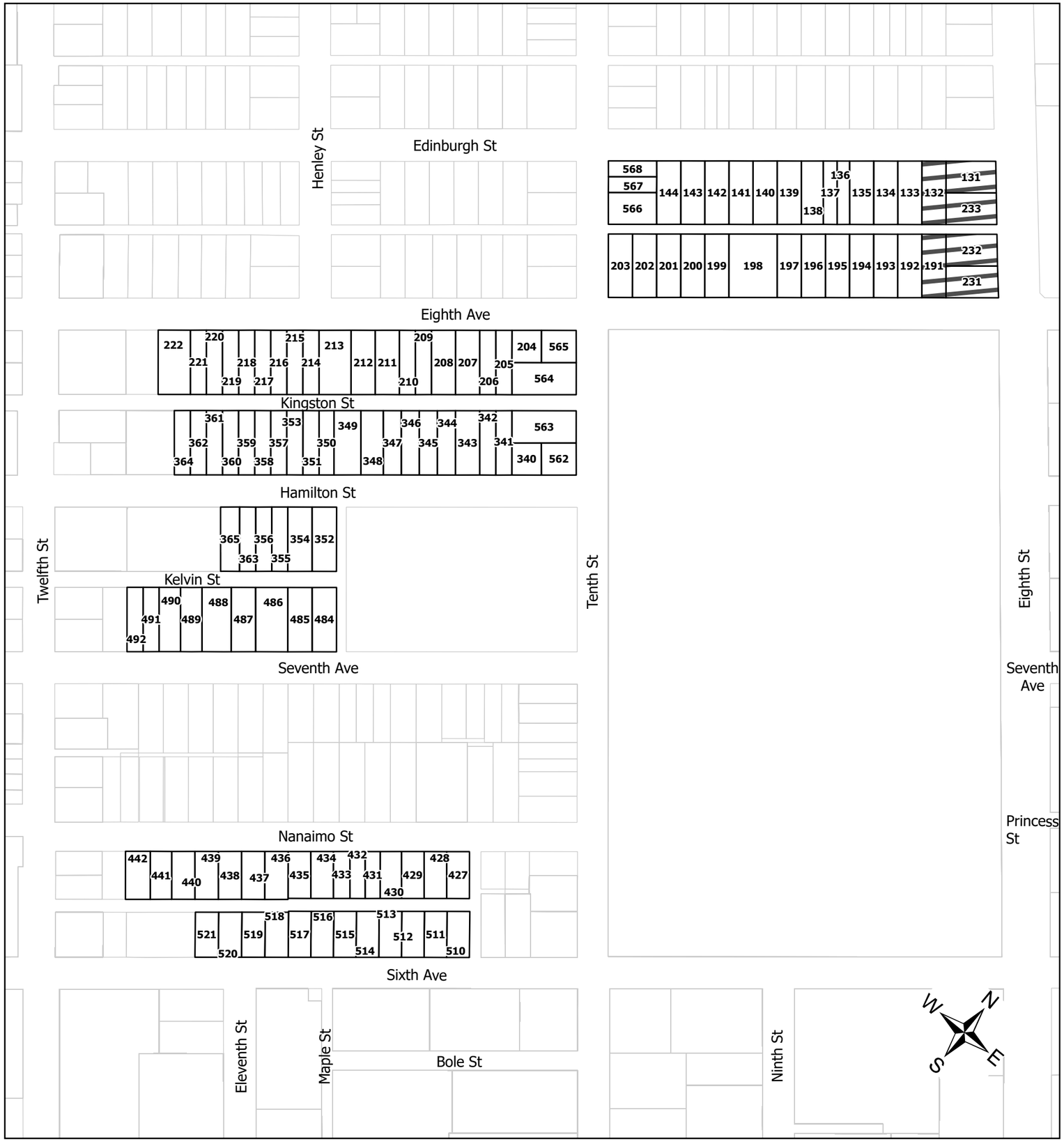
Prezoned Townhouse

RT-A

RT-B



Date: 2025/Dec/03



ID	ADDRESS
131	802 EDINBURGH ST
132	808 EDINBURGH ST
133	812 EDINBURGH ST
134	814 EDINBURGH ST
135	816 EDINBURGH ST
136	818 EDINBURGH ST
137	820 EDINBURGH ST
138	822 EDINBURGH ST
139	824 EDINBURGH ST
140	902 EDINBURGH ST
141	908 EDINBURGH ST
142	910 EDINBURGH ST
143	912 EDINBURGH ST
144	916 EDINBURGH ST
191	809 EIGHTH AVE
192	813 EIGHTH AVE
193	815 EIGHTH AVE
194	817 EIGHTH AVE
195	819 EIGHTH AVE
196	823 EIGHTH AVE
197	829 EIGHTH AVE
198	905 EIGHTH AVE
199	911 EIGHTH AVE
200	913 EIGHTH AVE

ID	ADDRESS
201	919 EIGHTH AVE
202	923 EIGHTH AVE
203	927 EIGHTH AVE
204	1006 EIGHTH AVE
205	1010 EIGHTH AVE
206	1012 EIGHTH AVE
207	1014 EIGHTH AVE
208	1018 EIGHTH AVE
209	1020 EIGHTH AVE
210	1022 EIGHTH AVE
211	1024 EIGHTH AVE
212	1026 EIGHTH AVE
213	1028 EIGHTH AVE
214	1100 EIGHTH AVE
215	1102 EIGHTH AVE
216	1104 EIGHTH AVE
217	1106 EIGHTH AVE
218	1108 EIGHTH AVE
219	1110 EIGHTH AVE
220	1112 EIGHTH AVE
221	1114 EIGHTH AVE
222	1118 EIGHTH AVE
231	802 EIGHTH ST
232	806 EIGHTH ST

ID	ADDRESS
233	810 EIGHTH ST
340	1003 HAMILTON ST
341	1007 HAMILTON ST
342	1009 HAMILTON ST
343	1011 HAMILTON ST
344	1013 HAMILTON ST
345	1015 HAMILTON ST
346	1017 HAMILTON ST
347	1019 HAMILTON ST
348	1021 HAMILTON ST
349	1025 HAMILTON ST
350	1027 HAMILTON ST
351	1029 HAMILTON ST
352	1030 HAMILTON ST
353	1031 HAMILTON ST
354	1034 HAMILTON ST
355	1038 HAMILTON ST
356	1040 HAMILTON ST
357	1097 HAMILTON ST
358	1099 HAMILTON ST
359	1101 HAMILTON ST
360	1103 HAMILTON ST
361	1105 HAMILTON ST
362	1107 HAMILTON ST

ID	ADDRESS
363	1108 HAMILTON ST
364	1109 HAMILTON ST
365	1110 HAMILTON ST
427	1016 NANAIMO ST
428	1018 NANAIMO ST
429	1022 NANAIMO ST
430	1026 NANAIMO ST
431	1028 NANAIMO ST
432	1030 NANAIMO ST
433	1032 NANAIMO ST
434	1034 NANAIMO ST
435	1036 NANAIMO ST
436	1102 NANAIMO ST
437	1104 NANAIMO ST
438	1106 NANAIMO ST
439	1108 NANAIMO ST
440	1110 NANAIMO ST
441	1112 NANAIMO ST
442	1114 NANAIMO ST
484	1061 SEVENTH AVE
485	1063 SEVENTH AVE
486	1067 SEVENTH AVE
487	1101 SEVENTH AVE
488	1103 SEVENTH AVE

ID	ADDRESS
489	1105 SEVENTH AVE
490	1107 SEVENTH AVE
491	1109 SEVENTH AVE
492	1111 SEVENTH AVE
510	1013 SIXTH AVE
511	1017 SIXTH AVE
512	1019 SIXTH AVE
513	1021 SIXTH AVE
514	1025 SIXTH AVE
515	1027 SIXTH AVE
516	1-1031 SIXTH AVE
517	1033 SIXTH AVE
518	1035 SIXTH AVE
519	1037 SIXTH AVE
520	1101 SIXTH AVE
521	1103 SIXTH AVE
562	726 TENTH ST
563	730 TENTH ST
564	734 TENTH ST
565	736 TENTH ST
566	813 TENTH ST
567	815 TENTH ST
568	817 TENTH ST

Number of Properties: 119

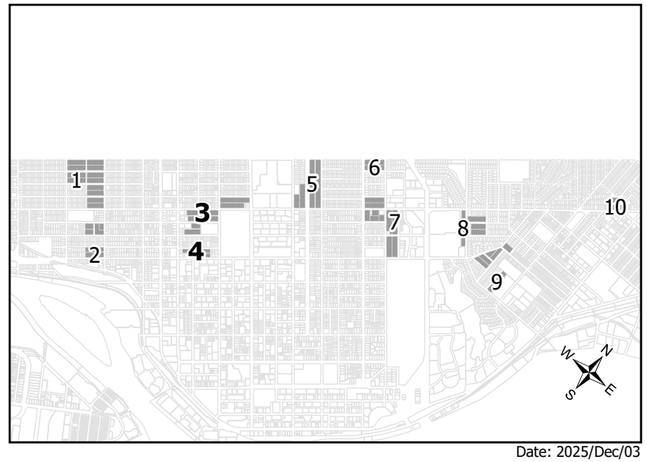
Area 3: 91

Area 4: 28

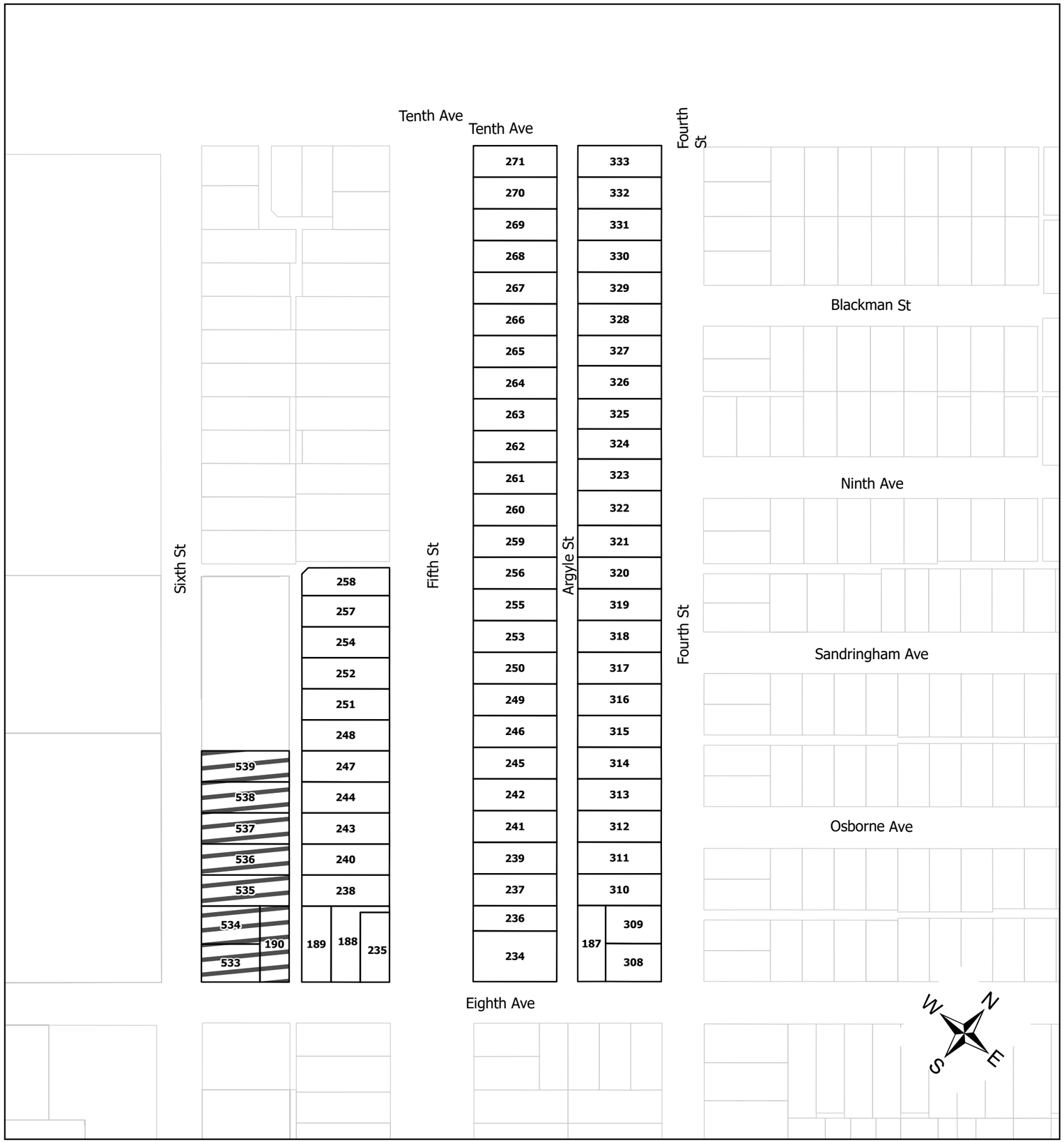
Prezoned Townhouse

RT-A

RT-B



Date: 2025/Dec/03



ID	ADDRESS
187	407 EIGHTH AVE
188	505 EIGHTH AVE
189	509 EIGHTH AVE
190	513 EIGHTH AVE
234	801 FIFTH ST
235	802 FIFTH ST
236	805 FIFTH ST
237	807 FIFTH ST
238	808 FIFTH ST
239	811 FIFTH ST
240	812 FIFTH ST
241	813 FIFTH ST
242	815 FIFTH ST
243	816 FIFTH ST
244	818 FIFTH ST
245	819 FIFTH ST
246	821 FIFTH ST
247	822 FIFTH ST
248	824 FIFTH ST
249	825 FIFTH ST
250	829 FIFTH ST
251	830 FIFTH ST
252	836 FIFTH ST
253	837 FIFTH ST
254	840 FIFTH ST

ID	ADDRESS
255	841 FIFTH ST
256	843 FIFTH ST
257	846 FIFTH ST
258	1-848 FIFTH ST
259	901 FIFTH ST
260	905 FIFTH ST
261	907 FIFTH ST
262	915 FIFTH ST
263	917 FIFTH ST
264	919 FIFTH ST
265	921 FIFTH ST
266	923 FIFTH ST
267	925 FIFTH ST
268	931 FIFTH ST
269	933 FIFTH ST
270	937 FIFTH ST
271	939 FIFTH ST
308	802 FOURTH ST
309	806 FOURTH ST
310	812 FOURTH ST
311	1-816 FOURTH ST
312	818 FOURTH ST
313	820 FOURTH ST
314	822 FOURTH ST
315	824 FOURTH ST

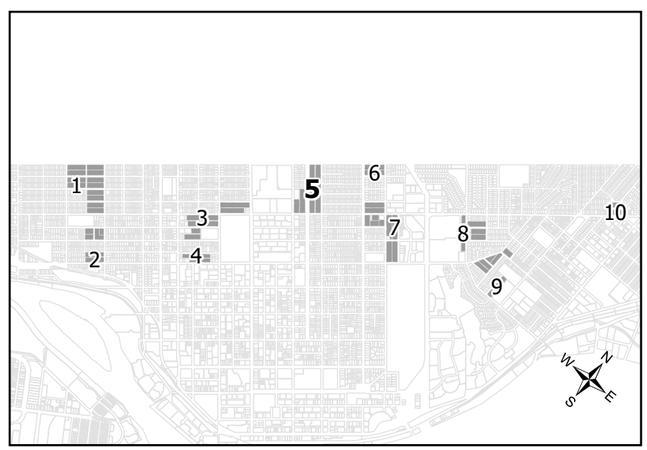
ID	ADDRESS
316	826 FOURTH ST
317	828 FOURTH ST
318	830 FOURTH ST
319	832 FOURTH ST
320	834 FOURTH ST
321	1-838 FOURTH ST
322	842 FOURTH ST
323	902 FOURTH ST
324	904 FOURTH ST
325	906 FOURTH ST
326	912 FOURTH ST
327	914 FOURTH ST
328	918 FOURTH ST
329	920 FOURTH ST
330	924 FOURTH ST
331	926 FOURTH ST
332	930 FOURTH ST
333	938 FOURTH ST
533	801 SIXTH ST
534	807 SIXTH ST
535	809 SIXTH ST
536	813 SIXTH ST
537	815 SIXTH ST
538	817 SIXTH ST
539	821 SIXTH ST

Number of Properties: 75

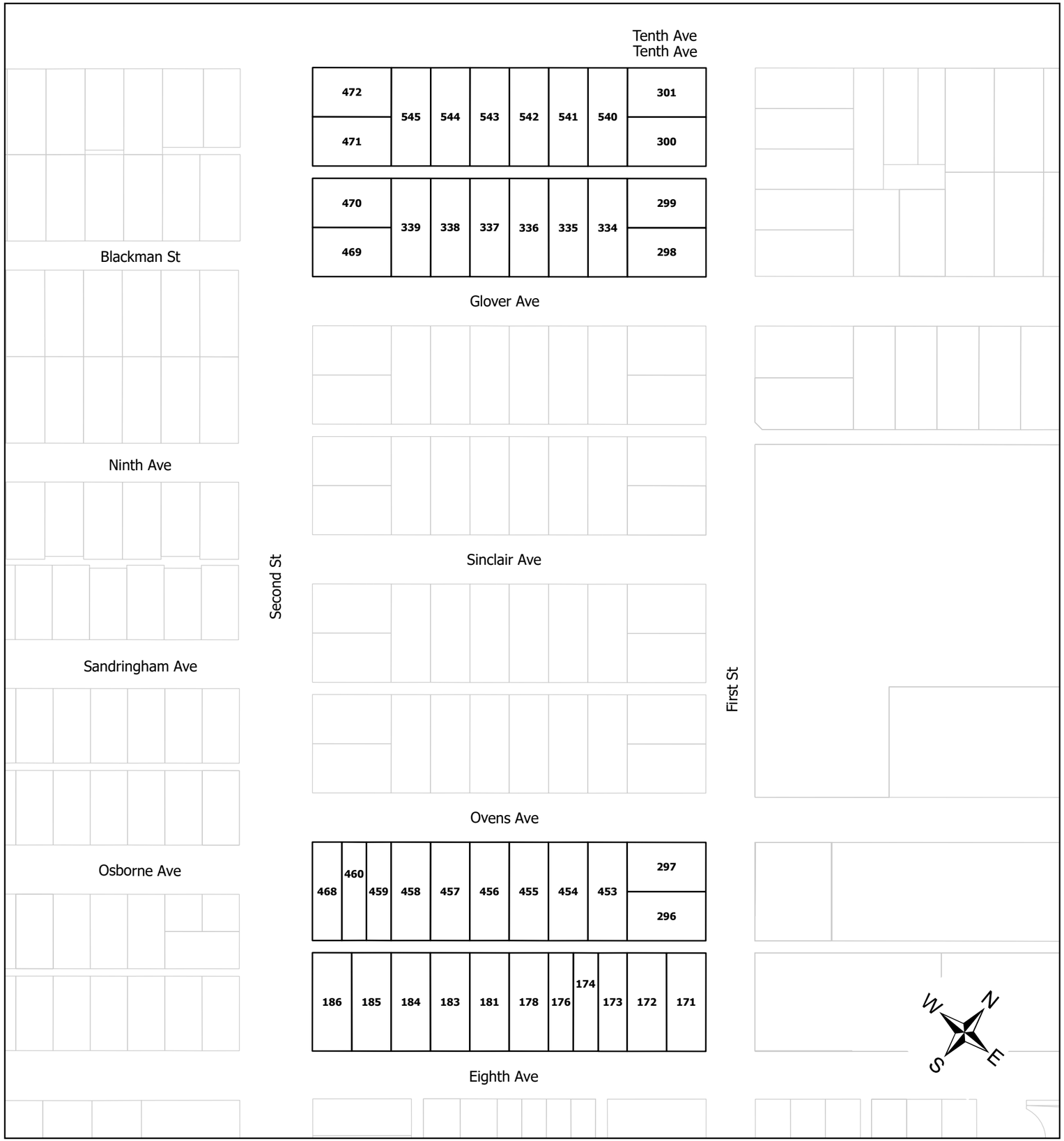
Prezoned Townhouse

RT-A

RT-B



Date: 2025/Dec/03



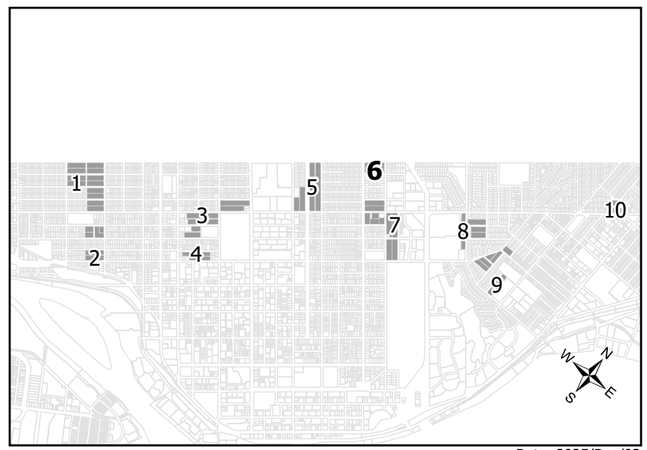
ID	ADDRESS
171	103 EIGHTH AVE
172	105 EIGHTH AVE
173	107 EIGHTH AVE
174	109 EIGHTH AVE
176	111 EIGHTH AVE
178	113 EIGHTH AVE
181	117 EIGHTH AVE
183	121 EIGHTH AVE
184	125 EIGHTH AVE
185	129 EIGHTH AVE
186	131 EIGHTH AVE
296	810 FIRST ST
297	814 FIRST ST
298	922 FIRST ST
299	924 FIRST ST
300	926 FIRST ST
301	930 FIRST ST
334	107 GLOVER AVE
335	109 GLOVER AVE
336	113 GLOVER AVE
337	115 GLOVER AVE

ID	ADDRESS
338	119 GLOVER AVE
339	121 GLOVER AVE
453	108 OVENS AVE
454	110 OVENS AVE
455	1-114 OVENS AVE
456	116 OVENS AVE
457	120 OVENS AVE
458	124 OVENS AVE
459	128 OVENS AVE
460	132 OVENS AVE
468	815 SECOND ST
469	917 SECOND ST
470	923 SECOND ST
471	927 SECOND ST
472	931 SECOND ST
540	108 TENTH AVE
541	112 TENTH AVE
542	116 TENTH AVE
543	120 TENTH AVE
544	124 TENTH AVE
545	126 TENTH AVE

Number of Properties: 42

Prezoned Townhouse

RT-A



Date: 2025/Dec/03





ID	ADDRESS
36	622 CUMBERLAND ST
37	626 CUMBERLAND ST
38	630 CUMBERLAND ST
39	632 CUMBERLAND ST
40	636 CUMBERLAND ST
41	640 CUMBERLAND ST
42	700 CUMBERLAND ST
43	702 CUMBERLAND ST
44	704 CUMBERLAND ST
45	706 CUMBERLAND ST
46	708 CUMBERLAND ST
47	710 CUMBERLAND ST
48	712 CUMBERLAND ST
49	716 CUMBERLAND ST
50	717 CUMBERLAND ST
51	720 CUMBERLAND ST
52	722 CUMBERLAND ST
53	726 CUMBERLAND ST
54	730 CUMBERLAND ST
96	105 E DURHAM ST
97	108 E DURHAM ST
98	109 E DURHAM ST

ID	ADDRESS
99	111 E DURHAM ST
100	112 E DURHAM ST
101	114 E DURHAM ST
102	115 E DURHAM ST
103	116 E DURHAM ST
104	117 E DURHAM ST
105	120 E DURHAM ST
106	121 E DURHAM ST
107	122 E DURHAM ST
108	123 E DURHAM ST
109	126 E DURHAM ST
110	127 E DURHAM ST
111	128 E DURHAM ST
112	129 E DURHAM ST
119	115 E SEVENTH AVE
120	119 E SEVENTH AVE
121	121 E SEVENTH AVE
122	1-123 E SEVENTH AVE
123	125 E SEVENTH AVE
124	127 E SEVENTH AVE
125	129 E SEVENTH AVE
126	131 E SEVENTH AVE

ID	ADDRESS
17	610 COLBORNE ST
18	612 COLBORNE ST
19	616 COLBORNE ST
20	618 COLBORNE ST
21	620 COLBORNE ST
22	622 COLBORNE ST
23	624 COLBORNE ST
24	708 COLBORNE ST
25	714 COLBORNE ST
26	1-718 COLBORNE ST
27	720 COLBORNE ST
28	722 COLBORNE ST
29	724 COLBORNE ST
30	728 COLBORNE ST

ID	ADDRESS
31	730 COLBORNE ST
32	732 COLBORNE ST
33	740 COLBORNE ST
86	101 DURHAM ST
87	103 DURHAM ST
88	105 DURHAM ST
89	107 DURHAM ST
90	1-111 DURHAM ST
91	115 DURHAM ST
92	117 DURHAM ST
93	119 DURHAM ST
94	121 DURHAM ST
95	125 DURHAM ST
165	EIGHTH AVE

ID	ADDRESS
166	36 EIGHTH AVE
167	1-40 EIGHTH AVE
168	44 EIGHTH AVE
169	48 EIGHTH AVE
170	52 EIGHTH AVE
175	1-110 EIGHTH AVE
177	112 EIGHTH AVE
179	114 EIGHTH AVE
180	116 EIGHTH AVE
182	118 EIGHTH AVE
272	601 FIRST ST
273	603 FIRST ST
274	605 FIRST ST
275	607 FIRST ST

ID	ADDRESS
276	611 FIRST ST
277	613 FIRST ST
278	617 FIRST ST
279	621 FIRST ST
280	627 FIRST ST
281	629 FIRST ST
282	633 FIRST ST
283	705 FIRST ST
284	707 FIRST ST
285	1-709 FIRST ST
286	711 FIRST ST
287	713 FIRST ST
288	715 FIRST ST
289	717 FIRST ST

ID	ADDRESS
290	719 FIRST ST
291	720 FIRST ST
292	721 FIRST ST
293	722 FIRST ST
294	723 FIRST ST
295	724 FIRST ST
461	723 SECOND ST
462	725 SECOND ST
463	727 SECOND ST
464	729 SECOND ST
465	731 SECOND ST
466	733 SECOND ST
467	737 SECOND ST
475	41 SEVENTH AVE

ID	ADDRESS
476	42 SEVENTH AVE
477	43 SEVENTH AVE
478	44 SEVENTH AVE
479	46 SEVENTH AVE
480	47 SEVENTH AVE
481	53 SEVENTH AVE
482	54 SEVENTH AVE
483	56 SEVENTH AVE
506	39 SIXTH AVE
507	43 SIXTH AVE
508	47 SIXTH AVE
509	53 SIXTH AVE

Prezoned Townhouse

RT-A

Number of Properties: 126

Area 7: 82

Area 8: 44



Date: 2025/Dec/03





ID	ADDRESS
5	438 BRAID ST
113	459 E EIGHTH AVE
114	463 E EIGHTH AVE
115	465 E EIGHTH AVE
116	467 E EIGHTH AVE
117	469 E EIGHTH AVE
118	473 E EIGHTH AVE
419	502 MCDONALD ST
420	503 MCDONALD ST
421	505 MCDONALD ST
422	507 MCDONALD ST
423	509 MCDONALD ST
424	511 MCDONALD ST
425	513 MCDONALD ST
426	515 MCDONALD ST
569	805 WINTHROP ST

ID	ADDRESS
1	441 ALBERTA ST
2	445 ALBERTA ST
3	447 ALBERTA ST
6	106 CARROLL ST
7	110 CARROLL ST
8	114 CARROLL ST
9	118 CARROLL ST
10	122 CARROLL ST
11	126 CARROLL ST
12	130 CARROLL ST
13	132 CARROLL ST
14	136 CARROLL ST
15	138 CARROLL ST
16	142 CARROLL ST
34	419 CUMBERLAND ST
35	421 CUMBERLAND ST
55	465 DIXON ST
56	467 DIXON ST
57	469 DIXON ST
58	471 DIXON ST
59	473 DIXON ST

ID	ADDRESS
127	116 E SIXTH AVE
128	140 E SIXTH AVE
129	150 E SIXTH AVE
130	210 E SIXTH AVE
302	461 FISHER ST
303	465 FISHER ST
304	466 FISHER ST
305	468 FISHER ST
306	470 FISHER ST
307	474 FISHER ST
373	131 HARVEY ST
374	133 HARVEY ST
375	135 HARVEY ST
376	139 HARVEY ST
377	143 HARVEY ST
378	145 HARVEY ST
379	147 HARVEY ST
380	149 HARVEY ST
381	151 HARVEY ST
382	153 HARVEY ST

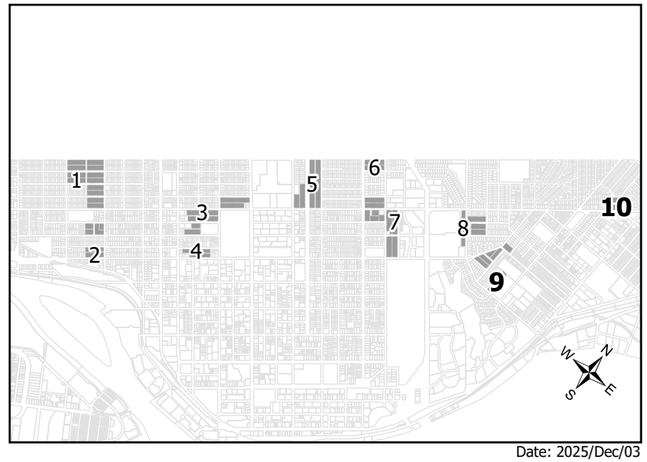
Number of Properties: 57

Area 9 : 41

Area 10: 16

Prezoned Townhouse

RT-A



Date: 2025/Dec/03