New Westminster

Implementation of Provincial SSMUH/ Infill Housing Accelerator Fund Initiative

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Overview

- Expand where infill housing may be considered in the Official Community Plan (OCP).
- Create new development permit guidelines.
- Create new zoning regulations.
- Pre-zone to streamline the approval process.



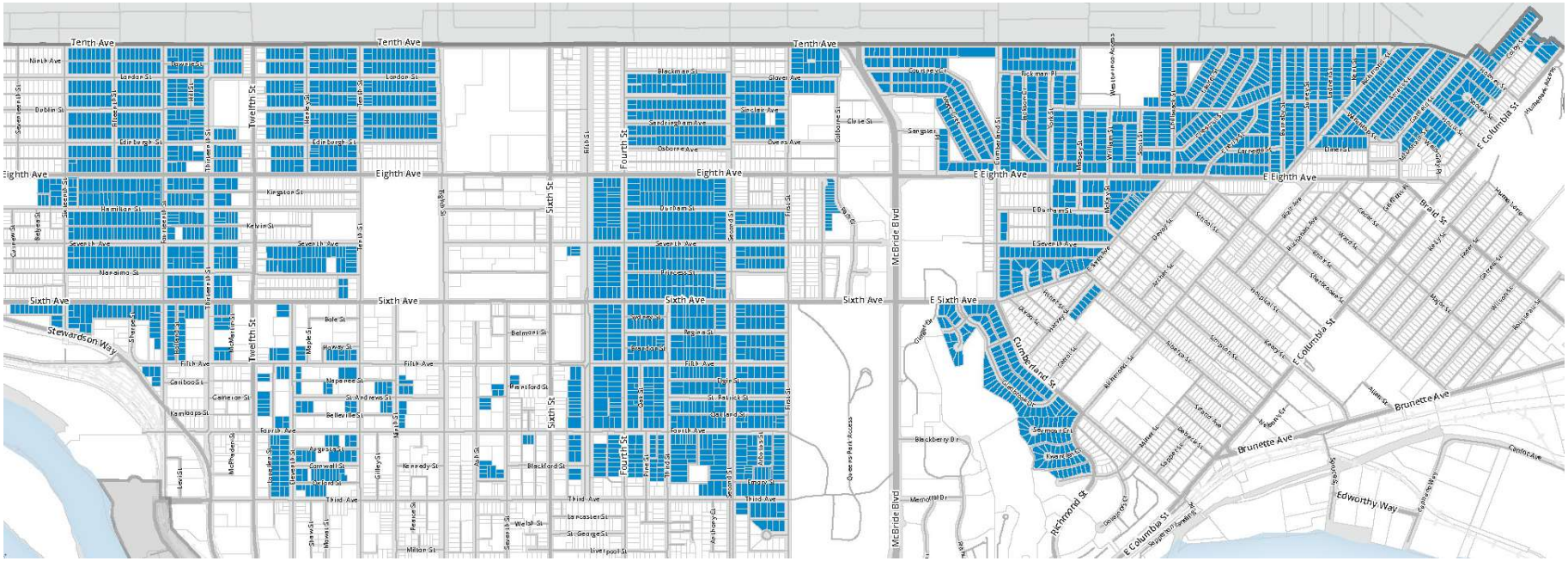
Official Community Plan Amendment Bylaw No. 8573, 2026

Updates to the Official Community Plan:

- Designate about 3,000 properties as “Residential – Ground Oriented Infill Housing (RGO)” to provide more opportunities for ground oriented housing choice across the city.
- Create new infill housing development permit guidelines to ensure clear guidance is given for applications and to provide clarity and alignment with city-wide policies and strategies.



Residential – Ground Oriented Infill Housing (RGO) Designation Map



Residential – Ground Oriented Infill Housing (RGO)

Approximately **3,000** lots

Zoning Amendment Bylaw No. 8578, 2026

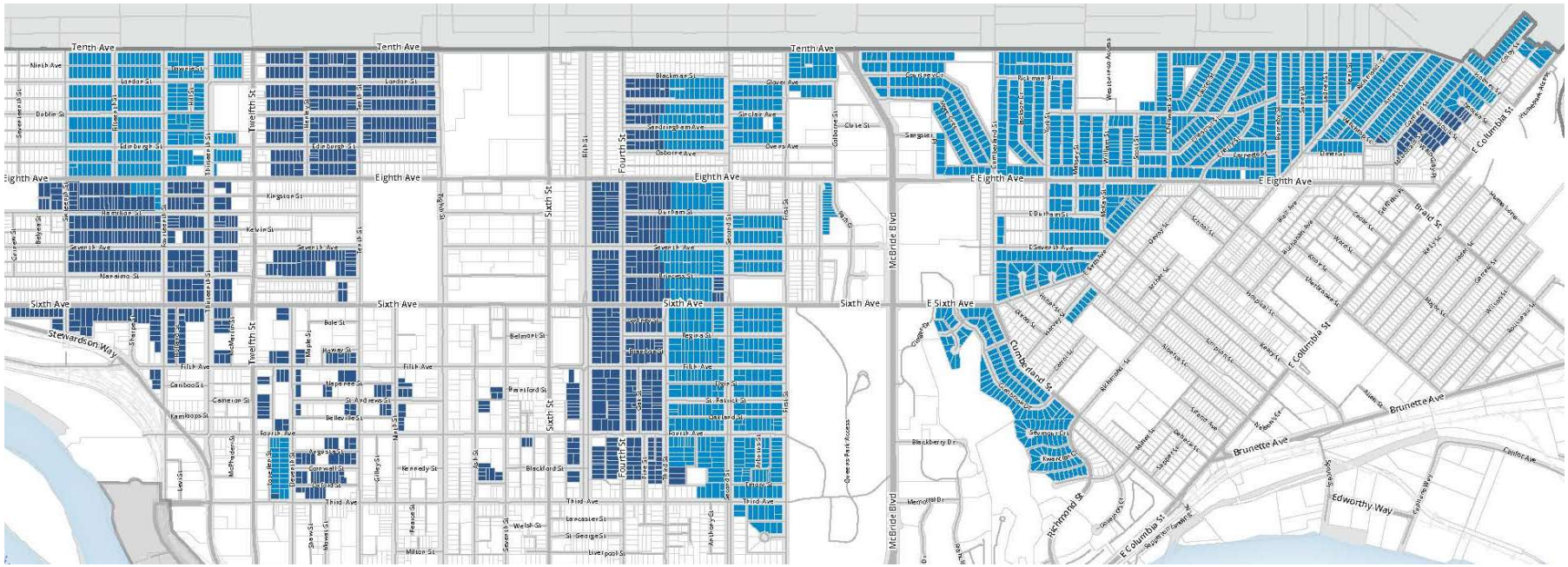
Updates to the Zoning Bylaw:

- Create two new Infill Housing zones:
  - RGO-A up to 4 units
  - RGO-B up to 6 units
- Create new regulations for a variety of infill housing forms (size and height of buildings, parking, etc.).
- Pre-zone all of the 3,000 properties to allow either four or six units.
- Require projects to meet the regulations of the updated zoning district and continue to require a Development Permit and Building Permit.
- Bring the City into compliance with Provincial Small-Scale Multi-Unit Housing legislation.





Pre-zoning Map



Up to 4 Units
(RGO-A)
Approximately
1,900 lots

Up to 6 Units
(RGO-B)
Approximately
1,100 lots

Recommendations

1. THAT Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw No. 8573, 2026 be given third reading.
2. THAT Zoning Bylaw No. 6680, 2001, Amendment Bylaw No. 8578, 2026 be given third reading.