New Westminster

Implementation of Provincial Housing Legislation

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Overview

Context

Transit Oriented Development Areas

Affordable Housing Accelerator Initiative

Other Official Community Plan Changes

Next Steps

Section Overview

- Program overview
- Implementation Approach
- Questions
- Recommendations

Overview

Transit Oriented Development Areas (Legislation)

Aligning the OCP with the height and density enabled in the TOD Areas (800 metres from a SkyTrain station).

Affordable Housing Accelerator Initiative (HAF)

Remove barriers to building new affordable housing through OCP and zoning changes.

Other Official Community Plan Changes (Legislation)

Other legislative requirements such as Housing Needs Report alignment.

Context

- Recommendations will be used to guide the work to create the OCP and Zoning amendment bylaws.
- First and second reading anticipated before the December 31, 2025 legislation deadline.
- Public hearing early in 2027.
- Staff have taken a “light touch” approach. Baseline requirements are being advanced to meet the deadlines.
- A second phase of work to incorporate further analysis and refinement of the initial work completed.

Implications

- More growth and more dispersed growth.
- Less ability to phase the timing and location growth.
- Impacts services (e.g. community centre, fire station) and infrastructure (e.g. stormwater).
- Curbside management challenges.

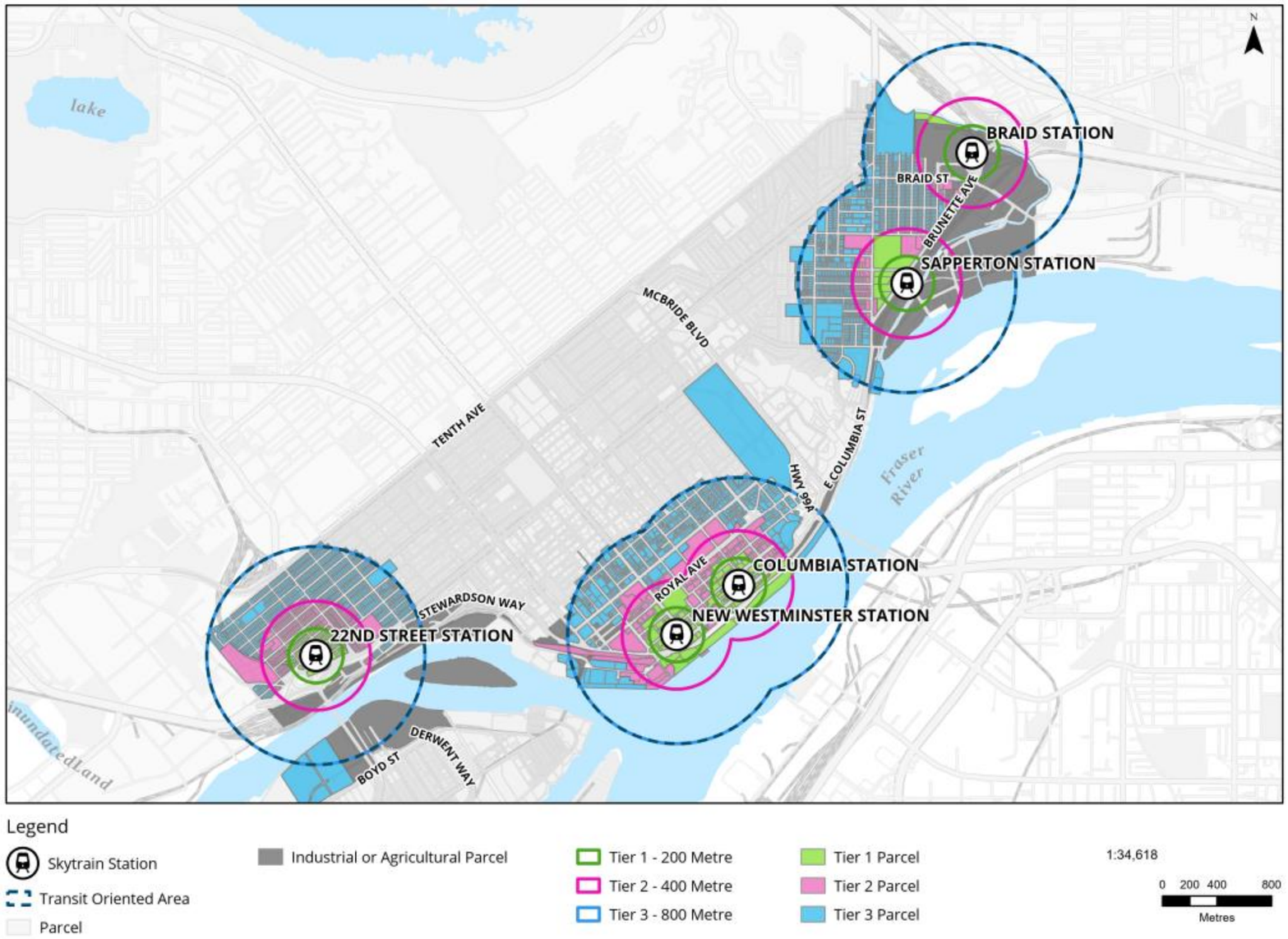
Transit Oriented Development Areas (TOD)

Transit Oriented Development Area (TOD) Legislation

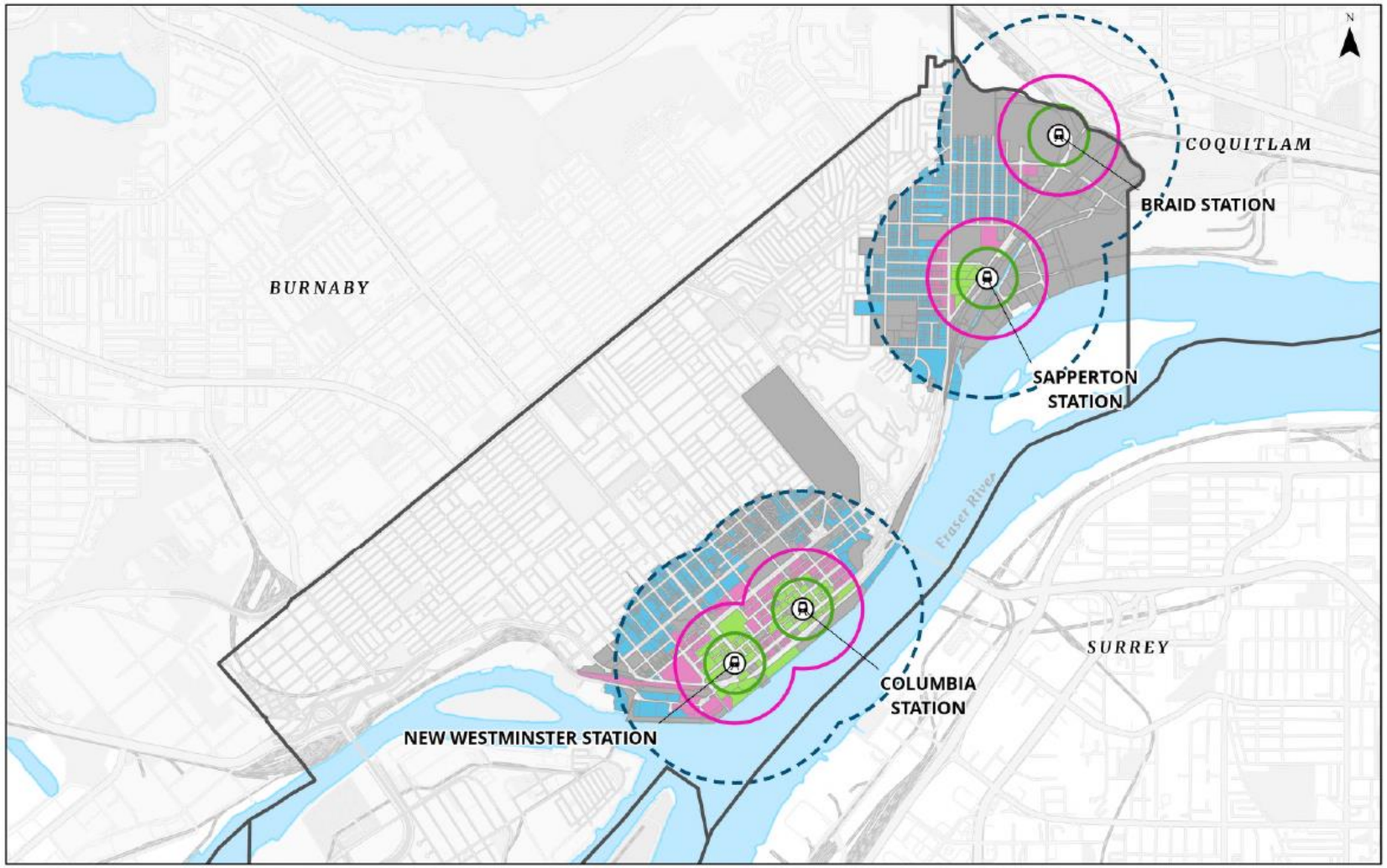
- For New Westminster, the new TOD Area is defined as land within 800 metres of a SkyTrain station.
- New minimum density and height to be allowed by the local government.
- Remove residential parking requirements.

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

Transit Oriented Development Areas



OCP Update Focus Area

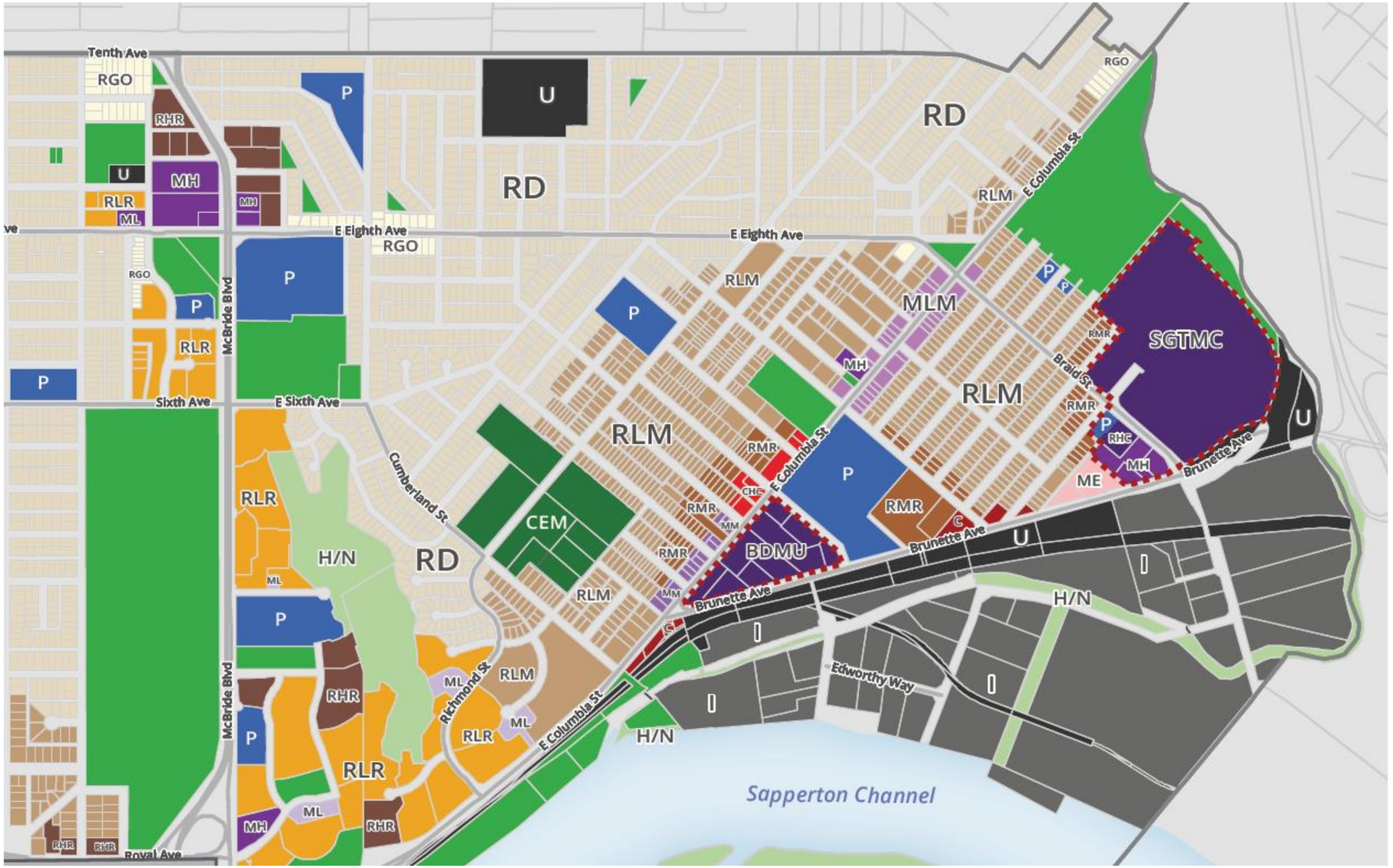


Land Use Designations

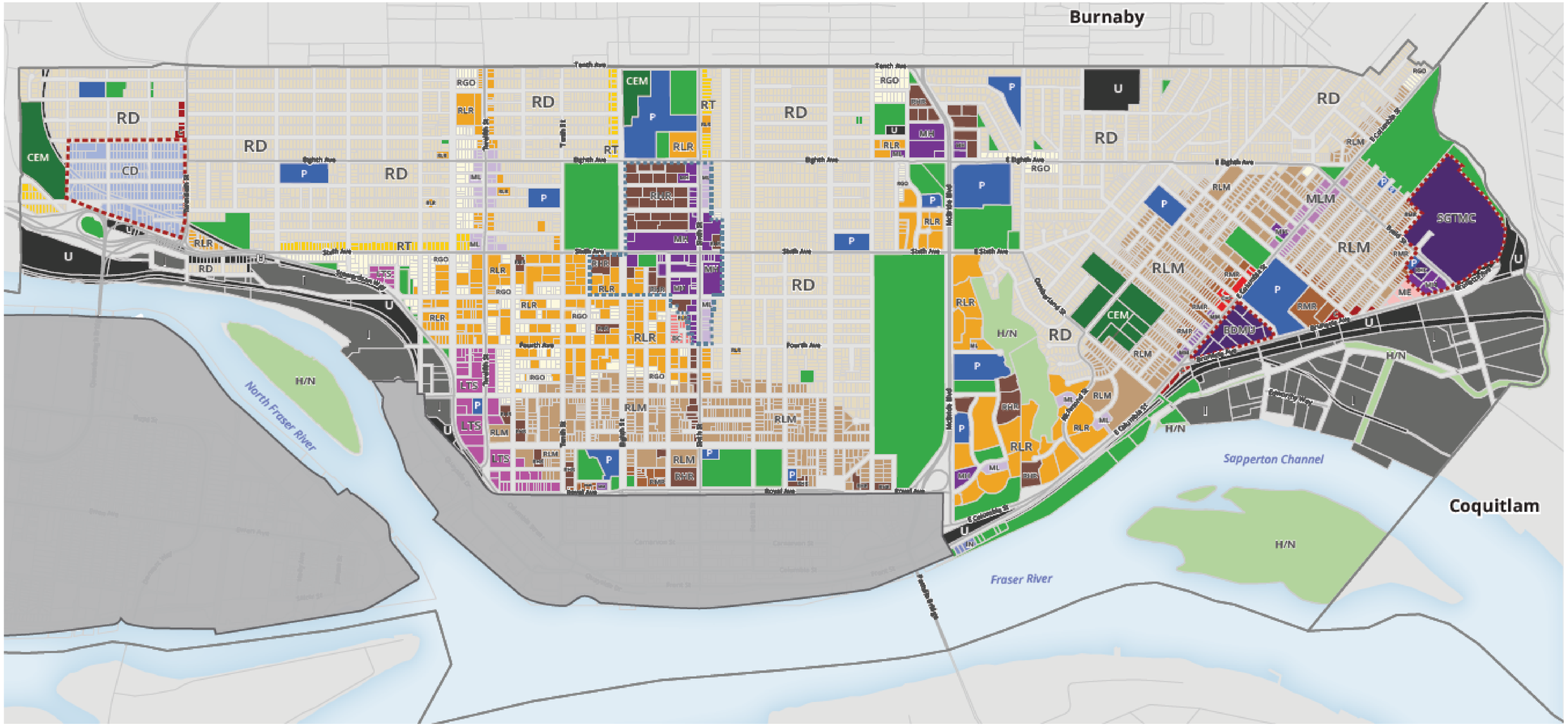
- New Land Use Designations for Tier 2 (12 storeys) and Tier 3 (8 storeys).
- Revise high rise designations to ensure Tier 1 alignment (20 storeys).
- Maintain low rise designations outside TOD Areas.

Land Use Designation Name	TOD Area Alignment
Residential - Low Rise (RLR)	Low rise sites outside of TOD Areas 6 storeys
Mixed Use - Low Rise (ML)	
Residential - Limited Mid Rise (RLM)	Tier 3 (401 to 800m from station) 8 storeys
Mixed Use - Limited Mid Rise (MLM)	
Residential - Mid Rise (RMR)	Tier 2 (201 to 400m from station) 12 storeys
Mixed Use - Mid Rise (MM)	
Residential - High Rise (RHR)	Tier 1 (up to 200m from station) 20 storeys
Mixed Use - High Rise (MH)	

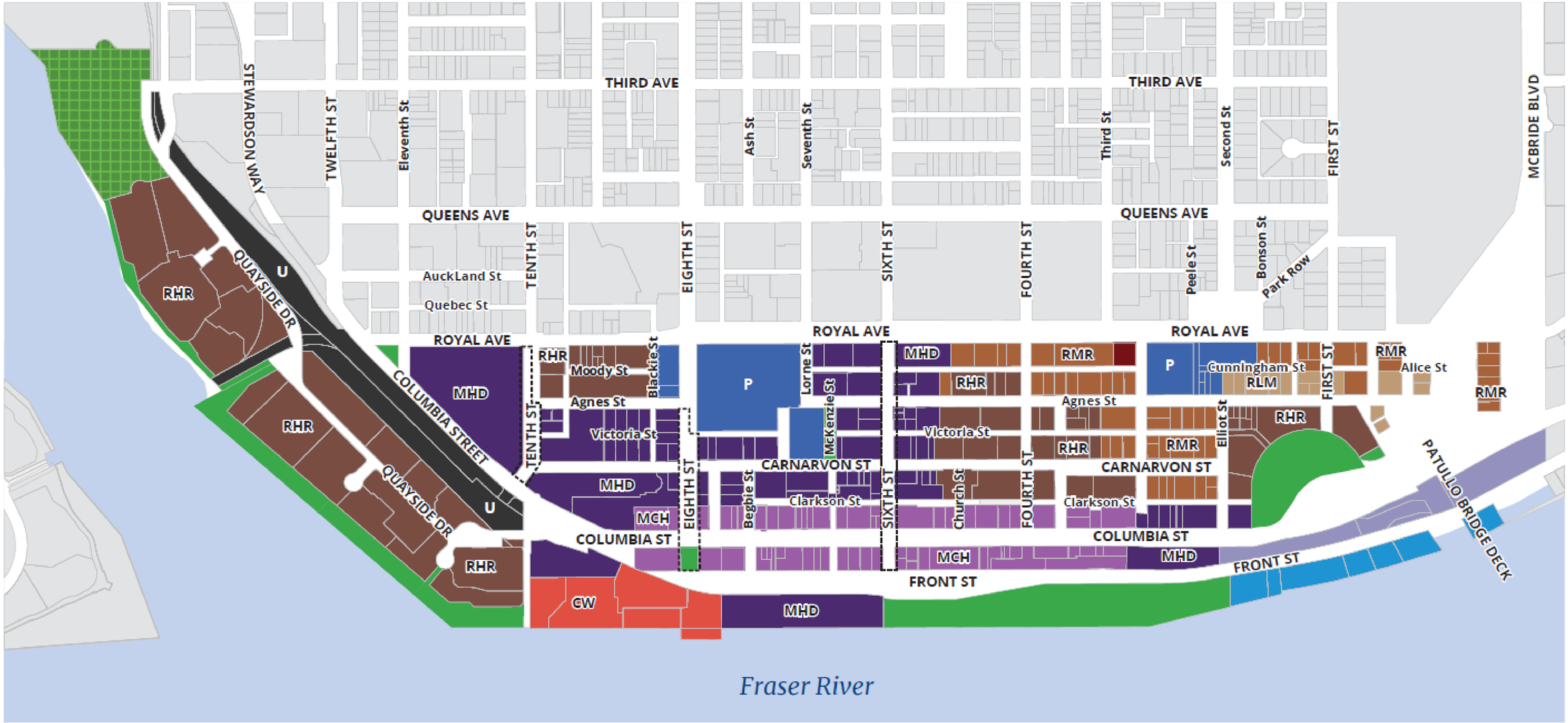
Draft Land Use Designation Map



Draft Land Use Designation Map



Draft Land Use Designation Map



Alignment of OCP and TOD Areas

- TOD Area legislation applies to all properties in the area that are zoned to permit “any residential use”.
- In some cases the OCP does not allow residential uses but the zoning does.
- Proposed that residential use be added to two land use designations: “Commercial Waterfront” and “Commercial and Health Care”.
- Proposed that caretaker units be removed from the “Commercial”, “Mixed Employment” and “Industrial” land use designations.

Direction Required

Infill Housing in TOD Areas

Option A – Include Housing as a Permitted Use (Recommended)

- Allow infill housing as a permitted use in TOD Areas.
- Prioritizes housing choice.
- Community preference.

Option B – Do Not Include Infill Housing In TOD Areas

- Townhouse would be the lowest density land use in TOD Areas.
- Facilitates property consolidation.
- Prioritizes housing supply.

Next steps

- New Development Permit Guidelines would be created to guide applications at the heights and densities enabled by new land use designations.
- OCP update would expand Development Permit Area (DPA) boundaries to include properties within the TOD Areas.
- Rezoning would continue to be required for projects proposing new height and density.

Transit Oriented Development Area Questions

Recommendations

1. THAT **the overall approach to implementing the provincial Transit Oriented Development (TOD) Area legislation** in the Official Community Plan (OCP) be endorsed, which includes:

    i. Enabling buildings of up to eight, twelve and twenty storeys, except for properties that are not within, or are exempt from, TOD Area requirements;

    ii. Maintaining a higher land use designation and mixed use entitlements if included in the existing OCP;

    iii. Clarifying residential use expectations for “Commercial Waterfront” and “Commercial and Health Care” designations; and

    iv. Removing ancillary residential (e.g. caretaker units) from the “Commercial”, “Mixed Employment” and “Industrial” land use designations.

2. THAT the Official Community Plan amendment bylaw being drafted to implement the housing legislation **include ground oriented infill housing** as a “Principal Form and Use” in the “Residential – Limited Mid Rise” and “Residential – Mid Rise” land use designations in the Official Community Plan.

Affordable Housing Accelerator

Program Background

- Housing Accelerator Fund action plan initiative.
- Removing barriers for new affordable housing projects on properties **owned and operated** by non-profit organizations.
- Prioritize housing for those with greatest need.
- Address affordability in the context of New Westminster.
- Guided by findings and data from City's Housing Needs Report.
- Builds on the Crises Response Bylaw Amendments.

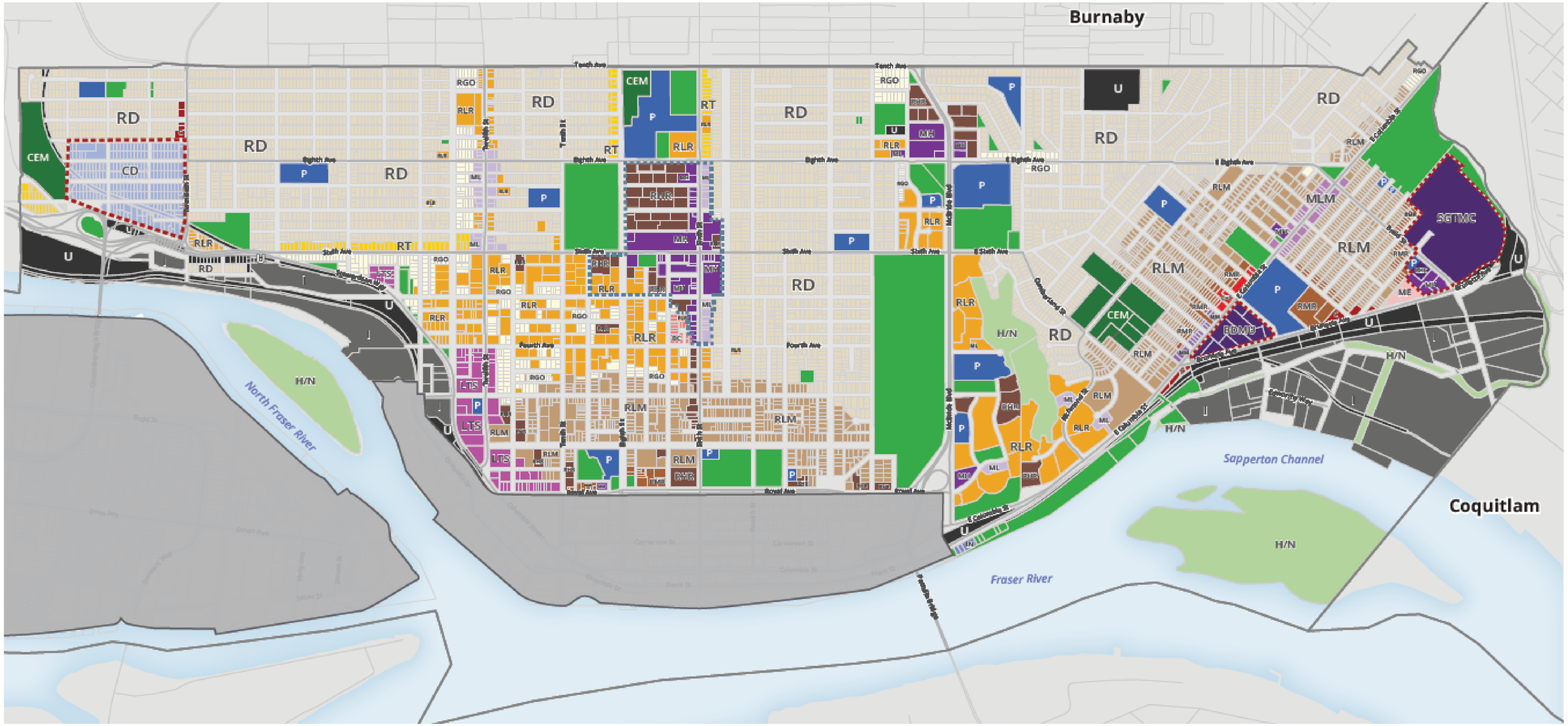
Program Summary

- Phase 1 of the initiative amended the Zoning Bylaw to allow projects of up to six storeys to forego rezoning if they meet the following criteria:
  - Property is **owned and operated** by non-profit housing provider;
  - Units are rental only;
  - Other criteria are met (e.g. Housing Agreement with the City); and,
  - Housing form already identified in the Official Community Plan (i.e. designated “Residential – Multiple Unit Buildings”).
- Zoning Bylaw regulations for a six storey building also put in place.
- All projects are still subject to other standard City approvals (e.g. Development Permit, Works and Services Agreement, Building Permit, etc.).

Phase 2: Expand Pre-Zoning

- Expand Phase 1 to Tiers 2 and 3 of the Transit Oriented Development Area.
- Pre-zoning properties designated “Residential – Mid Rise” and “Residential – Limited Mid Rise” to allow non-profit affordable rental projects if they meet the criteria and zoning regulations established through Phase 1.
- Additional condition added to the Zoning Bylaw: project cannot leave behind a property too small to develop on its own.

Draft Land Use Designation Map



Affordable Housing Accelerator Questions

Recommendations

3. THAT staff prepare a zoning amendment bylaw to **pre-zone properties** designated “Residential – Mid Rise” and “Residential – Limited Mid Rise” to **allow affordable housing projects owned by registered non-profit** rental housing providers and housing co-ops when the project meets requirements, including a new locked-in-lot condition.

Other Official Community Plan Changes

Housing Needs Report Integration

- Once the OCP is updated to incorporate Transit Oriented Development Areas, the Plan will include more than enough capacity to meet the 20-year housing need identified in the Interim Housing Needs Report.
- Update land use designation names and colours.
- Alignment across the Official Community Plan and Downtown Community Plan.
- Reflect outcomes of the report within the OCP.

Public Schools

- ‘Public schools’ is proposed to be added as a permitted use within the majority of residential land use designations.
- This change demonstrates the City’s support for increased school capacity and streamlines school projects by removing the requirement for the School District to make an OCP amendment application.

Other OCP Changes Questions

Recommendations

4. THAT the Official Community Plan amendment bylaw being drafted to implement the housing legislation incorporate the draft land use designations in Attachment 3 of the report titled “Our City, Our Homes: Implementation of Provincial Housing Legislation” dated October 27, 2025, except as otherwise directed.

5. THAT the Official Community Plan amendment bylaw being drafted to implement the housing legislation reflect the draft land use designation maps in Attachment 4 of the report titled “Our City, Our Homes: Implementation of Provincial Housing Legislation” dated October 27, 2025, except as otherwise directed.

Next Steps

Bylaw Adoption

1. First and second readings of Official Community Plan Amendment and Zoning Amendment bylaws (December 2025)
2. Notification of Public Hearing (December 2025)
3. Public Hearing and Council consideration of Third Reading (January 2026)
4. Referral of the bylaws to Metro Vancouver and Ministry of Transportation and Transit (January 2026)
5. Council consideration of adoption of the Official Community Plan Amendment and Zoning Amendment Bylaws (February 2026)

Next Steps

- Further Provincial Legislation Updates
  - Regional Context Statement
  - Frequent Transit Development Areas
  - Climate Action Strategies and Targets
- Housing and Land Use Planning Work Program
- Updated Interim Development Review Framework
- Ongoing work on Financing Growth Program

