CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8522, 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 (Provincial Housing Legislation Integration) No. 8522, 2025"

Amendments to the Official Community Plan

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

1. Removing "2041" from the cover page.

2. Adding the following to the beginning of the "Acknowledgements" section on page iii:

   Land Acknowledgement

   We recognize and respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. We acknowledge that colonialism has made invisible their histories and connections to the land. As a City, we are learning and building relationships with the people whose lands we are on.

   Contributions to Developing the Plan

3. Removing "in 2041" from the "Plan Organization" section, bullet 3 on page vii.

4. Removing "over the next 25 years" from the "Plan Organization" section, bullet 5 on page vii.

5. Removing "to the year 2041" from the "Purpose of this Plan" section, paragraph 2 on page 1.

6. Replacing all instances of "Port of Vancouver" with "Vancouver Fraser Port Authority", including in all schedules.

7. Replacing "develope" with "develop" in the "Measuring Progress" section on page 11.

8. Replacing all instances of "Aboriginal" with "Indigenous", including in all schedules.

9. Replacing the "New Westminster Context" section with Schedule 1, attached to and forming part of this bylaw.

10. Deleting "over the next 25 years" in the "Our City, Our Values" section on page 27.

11. Replacing "(LGBTQ)" with "(LGBTQ2S+)" in the "Policy 1.2" section on page 39.

12. Replacing "institutionally zoned lands" with "institutionally designated lands" in the "Policy 1.10" section on page 47.

13. Replacing all instances of "Riparian Areas Regulation (RAR)" with "Riparian Areas Protection Regulation (RAPR)", including in all schedules.

14. Replacing Action 5.2d on page 80 with the following:

    Provide input to the provincial process of updating the Riparian Areas Protection Regulation.

15. Replacing the "8.0 Housing" section with Schedule 2, attached to and forming part of this bylaw.

16. Replacing "However, they City recognizes they play a much larger role in the public life of the city and should be designed for all users." with "However, the City recognizes they play a much larger role in the public life of the city and should be designed for all users." in the "Policy 10.2" section on page 119.

17. Replacing "polcies" with "policies" in the "Policy 11.3" section on page 126.

18. Replacing "personal business in increasingly being conducted online." with "personal business is increasingly being conducted online" in the "Policy 12.4" section on page 143.

19. Replacing the "Land Use Designations and Map" section with Schedule 3, attached to and forming part of this bylaw.

20. Replacing "Appendix C. Land Use Designation Map" with Schedule 4, attached to and forming part of this bylaw.

Amendments to the Official Community Plan Development Permit Areas

21. Deleting the map and legend from the "1.0 Residential Neighbourhoods" cover page in Schedule B.

22. Deleting the map and legend from the "1.1 Laneway and Carriage Houses" cover page of Schedule B.

23. Deleting "[See Map 1.1]" from the "Introduction" section of the "1.1 Laneway and Carriage House" section of Schedule B.

24. Deleting DPA Map 1.1 from the "1.1 Laneway and Carriage Houses" section of Schedule B.

25. Deleting the map and legend from the "1.2 Ground Oriented Housing" cover page of Schedule B.

26. Replacing "Applications to develop a laneway or carriage house on properties located within this Development Permit Area, in accordance with existing zoning, must instead comply with the guidelines included in the Laneway and Carriage House Residential Neighbourhood Development Permit Area." with "Applications to develop a laneway or carriage house on properties located within this Development Permit Area must instead comply with the guidelines included in the Laneway and Carriage House Residential Neighbourhood Development Permit Area." in the "Introduction" section of the "1.2 Ground Oriented Housing Introduction" section of Schedule B.

27. Replacing "DPA Map 1.2" from the "1.2 Ground Oriented Housing" section of Schedule B with Schedule 5, attached to and forming part of this bylaw.

28. Deleting the map and legend from the "1.3 Townhouses and Rowhouses" cover page of Schedule B.

29. Deleting the map and legend from the "1.4 Multiple Unit Residential" cover page of Schedule B.

30. Inserting the following text at the end of the "Introduction" section of the "1.4 Multiple Unit Residential Introduction" section of Schedule B.

    Applications to develop properties located within this Development Permit Area for laneway houses and carriage houses, must instead comply with the Laneway and Carriage Houses Development Permit Area.

    Applications to develop properties located within this Development Permit Area for ground oriented housing, must instead comply with the Ground Oriented Housing Development Permit Area.

    Applications to develop properties located within this Development Permit Area for townhouses, must instead comply with the Townhouse Development Permit Area.

    Applications to develop properties located within this Development Permit Area for commercial uses, in accordance with existing commercial zoning, must instead comply with the Brunette Employment Lands Development Permit Area.

    Applications to develop properties located within this Development Permit Area for mid rise residential buildings, must instead comply with the High Rise Residential Development Permit Area.

31. Replacing "DPA Map 1.4" from the "1.4 Multiple Unit Residential" section of Schedule B with Schedule 6, attached to and forming part of this bylaw.

32. Deleting the map and legend from the "1.5 High Rise Residential" cover page of Schedule B.

33. Replacing "DPA Map 1.5" from the "1.5 High Rise Residential" section of Schedule B with Schedule 7, attached to and forming part of this bylaw.

34. Deleting the map and legend from the "1.6 Terry Hughes Residential" cover page of Schedule B.

35. Deleting the map and legend from the "2.0 Residential Corridors" cover page of Schedule B.

36. Replacing "Six storey developments will only be considered in limited circumstances based on specific conditions:" with "Mid-rise developments will only be considered in limited circumstances based on specific conditions:" in the "MASSING + SETBACKS" section of the "1.4 Multiple Unit Residential", "2.2 Sixth Street" and "3.2 East Columbia Street" sections of Schedule B.

37. Replacing "If development sites meet one of the above conditions, six storey forms should:" with "If development sites meet one of the above conditions, mid-rise building forms should:" in the "MASSING + SETBACKS" section of the "1.4 Multiple Unit Residential", "2.2 Sixth Street" and "3.2 East Columbia Street" sections of Schedule B.

38. Deleting the map and legend from the "3.0 Commercial Corridors" cover page of Schedule B.

39. Replacing "DPA Map 3.0" from the "3.0 Commercial Corridors" section of Schedule B with Schedule 8, attached to and forming part of this bylaw.

40. Deleting the map and legend from the "4.0 Mixed Used Nodes" cover page of Schedule B.

41. Deleting the map and legend from the "5.0 Mixed Use Neighbourhoods" cover page of Schedule B.

42. Replacing "Map X" with "Map 5.0" in the "Introduction" section of the "5.0 Mixed Use Neighbourhoods" section of Schedule B.

43. Deleting the map and legend from the "6.0 Employment Lands" cover page of Schedule B.

44. Deleting the map and legend from the "7.0 Natural Features" cover page of Schedule B.

45. Replacing "British Columbia Riparian Areas Regulation Assessment Methods" with "British Columbia Riparian Areas Protection Regulation Assessment Methods" in the "Glossary of Terms" section of the "7.1 Brunette River" section of Schedule B.

46. Replacing "Riparian Areas Regulation (RAR) Assessment" with "Riparian Areas Protection Regulation (RAPR) Assessment" in the "Glossary of Terms" section of the "7.1 Brunette River" section of Schedule B.

47. Deleting the map and legend from the "8.0 Study Areas" cover page of Schedule B.

48. Replacing "Lower Twelfth St. & Sharpe St." with "Lower Twelfth Street and Sharpe Street" in the "Development Permit Areas: Study Areas" section of Schedule B.

49. Replacing "is intended to encourage a creative and flexible combination of land uses such as residential, commercial and ultra-light industrial or other employment generating uses." with "is intended to encourage a creative and flexible combination of land uses such as ultra-light industrial, residential, institutional uses (e.g. child care, health or care facilities), public schools, retail and service commercial." in the "Introduction" section of the "8.2 Lower Twelfth Street & Sharpe Street" section of Schedule B.

50. Inserting Schedule 9 "DPA 8.3 22nd Street.", attached to and forming part of this bylaw, following the "8.2 Lower Twelfth Street and Sharpe Street" section of Schedule B.

51. Replacing "DPA Map 8.0" from the "8.0 Study Areas" section of Schedule B with Schedule 10, attached to and forming part of this bylaw.

52. Deleting "Infrastructure for electrical vehicles for commercial and institutional uses with more than 10 parking spaces, should provide an energized outlet Level 2 or higher for a minimum of one parking space for every 10 spaces, plus one space for additional parking spaces that number less than 10. In some cases, in addition to an energized Level 2 outlet, electric vehicle supply equipment may be required." from sections "2.1.19 Vehicular Access + Parking", "2.2.19 Vehicular Access + Parking", "3.1.19 Vehicular Access + Parking", "3.2.19 Vehicular Access + Parking", "4.1.18 Vehicular Access + Parking", "4.2.19 Vehicular Access + Parking", "4.3.19 Vehicular Access + Parking", "6.1.17 Vehicular Access + Parking", "6.2.17 Vehicular Access + Parking" and "6.3.17 Vehicular Access + Parking" of Schedule B.

53. Replacing "Infrastructure for electric vehicles for residential parking spaces are required to meet electric vehicle charging provisions in the zoning bylaw." with "Infrastructure for electric vehicle parking spaces are required to meet electric vehicle charging provisions in the zoning bylaw." from sections "2.1.19 Vehicular Access + Parking", "2.2.19 Vehicular Access + Parking", "3.1.19 Vehicular Access + Parking", "3.2.19 Vehicular Access + Parking", "4.1.18 Vehicular Access + Parking", "4.2.19 Vehicular Access + Parking" and "4.3.19 Vehicular Access + Parking" of Schedule B.

54. Deleting "Infrastructure for electric vehicles for industrial uses for employee parking should be considered with the following level of provision: for uses with more than 10 employee parking spaces, an energized outlet Level 2 or higher for a minimum of one parking space for every 10 spaces, plus one space for additional parking spaces that number less than 10." from section "6.4.17 Vehicular Access + Parking" of Schedule B.

Amendments to the Downtown Community Plan

55. Replacing "2.2 Public Participation" with "2.2 Community Consultation" in the "Table of Contents" section in Schedule C.

56. Replacing "2.5 Other Agencies and Related Documents" with "2.5 Other Agencies" in the "Table of Contents" section of Schedule C.

57. Replacing the "15.0 Land Use Designations" section from Schedule C with Schedule 11, attached to and forming part of this bylaw.

58. Replacing "By conforming the the guidelines, new development helps to achieve the goals included in this Plan and to implement the Downtown Vision." with "By conforming to the guidelines, new development helps to achieve the goals included in this Plan and to implement the Downtown Vision." in the "16.0 Development Permit Area" introductory paragraph section of Schedule C.

59. Replacing "Schedule F Land Use Map" from Schedule C with Schedule 12, attached to and forming part of this bylaw.

Amendments to the Queensborough Community Plan

60. Replacing "Quee nsborough" with "Queensborough" in the "The Queensborough Context" section of Schedule D.

61. Replacing "Riparian Areas Regulation (2005)" with "Riparian Areas Protection Regulation" in the "Policy 4.2" section of Schedule D.

62. Replacing all instances of "Riparian Areas Regulation" with "Riparian Areas Protection Regulation" in Schedule D.

63. Replacing all instances of "RAR" with "Riparian Areas Protection Regulation" in Schedule D.

Consequential Amendments

I. 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.

J. This amendment shall come into effect upon adoption.

GIVEN FIRST READING THIS 15th day of December 2025.

GIVEN SECOND READING THIS 15th day of December 2025.

PUBLIC HEARING HELD THIS 26th day of January 2026.

GIVEN THIRD READING THIS 26th day of January 2026.

~~OTHER REQUIREMENTS SATISFIED THIS _____ day of _____ 2026.~~ N/A

ADOPTED THIS _____ day of _____ 2026.

_____
Mayor Patrick Johnstone

_____
Hanieh Berg, Corporate Officer

Schedule 1
to Bylaw No. 8522, 2025

"New Westminster Context"

New Westminster Context

Growth Management: The Next 25 Years

GROWTH IN THE CONTEXT OF THE METRO VANCOUVER REGION

Metro Vancouver 2040: Shaping our Future (Metro 2040), the regional growth strategy, is a land use plan aimed at advancing the region's livability and sustainability while managing anticipated growth. Metro 2040 sets out goals and strategies to guide the future growth of the region and provides the land use planning framework for transportation, economic development, housing, utilities (water, liquid waste and solid waste), environment and climate change.

The Metro 2040 population projections recognize that people are moving to and staying in Metro Vancouver because it is an attractive place to live, work, play and learn. Metro 2040 policies and the regional land use designations within the strategy direct growth to the right places, such as in mixed use areas well-serviced by transit, and protect important agricultural, conservation, recreation, and industrial lands from urban residential development.

Metro 2040 also includes a hierarchy of Urban Centres that are intended to be priority locations for a mix of higher density housing, employment, services and amenities. Downtown is designated as a Regional City Centre, the highest level in the hierarchy, intended to serve Metro Vancouver's subregions with regional-scale employment, services, business and commercial activity.

Metro 2040 also recognizes Frequent Transit Development Areas (FTDAs). FTDAs are intended to be additional priority locations for concentrated growth along the Frequent Transit Network, where transit service runs at least every 15 minutes in both directions throughout the day and into the evening, every day of the week. New Westminster's FTDAs are focused around the city's SkyTrain stations. Metro 2040 also recognizes the importance of Local Centres, such as Uptown, which provide local-serving commercial activities, a mix of housing types, and good access to local-serving transit.

Additionally, Metro 2040 recognizes Special Employment Areas around hospitals, including Royal Columbian Hospital, or post-secondary institutions. These areas play a special role in the economic development of the city.

REGIONAL PRIORITIES

Metro 2040 is a shared commitment by Metro Vancouver and member municipalities to work together to achieve five fundamental goals:

Goal 1: Create a Compact Urban Area

Goal 2: Support a Sustainable Economy

Goal 3: Protect the Environment and Respond to Climate Change Impacts

Goal 4: Develop Complete Communities

Goal 5: Support Sustainable Transportation Choices

The Regional Context Statement (page 162) outlines how this Plan aligns with the Metro 2040 goals and strategies. The Regional Context Statement is reviewed and approved by Metro Vancouver. The City cannot adopt an Official Community Plan without this approval.

The Metro 2040 population projections estimate the magnitude of growth, based on past trends and assumptions for the future, as well as the distribution of this growth among municipalities. The share of regional growth that is projected to locate in New Westminster by 2041 is outlined in Metro 2040. The City has also developed forecasts to more fully characterize the growth anticipated in New Westminster.

The City's 2013 demographic forecast projects that an additional 23,860 new local jobs will be created between 2013 and 2041. The City's updated 2025 demographic forecast (Figure 1) anticipates that by 2049, New Westminster's population could grow to 146,622 residents in the high growth scenario. This indicates the city will need to accommodate approximately 55,823 new residents and approximately 27,033 new homes added between 2025 and 2049. A balanced and sustainable plan is needed to manage this projected growth locally and regionally.

In 2025, as part of an Official Community Plan update, the City completed a residential development capacity analysis. This analysis took into account land available for residential development based on the Land Use Designation Map, recent development trends, and assumptions regarding the likelihood of future development of sites. This analysis confirmed that the Land Use Designation Map includes enough capacity for the anticipated 146,622 New Westminster residents by 2049.

WHAT DO POPULATION PROJECTIONS & FORECASTS MEAN?

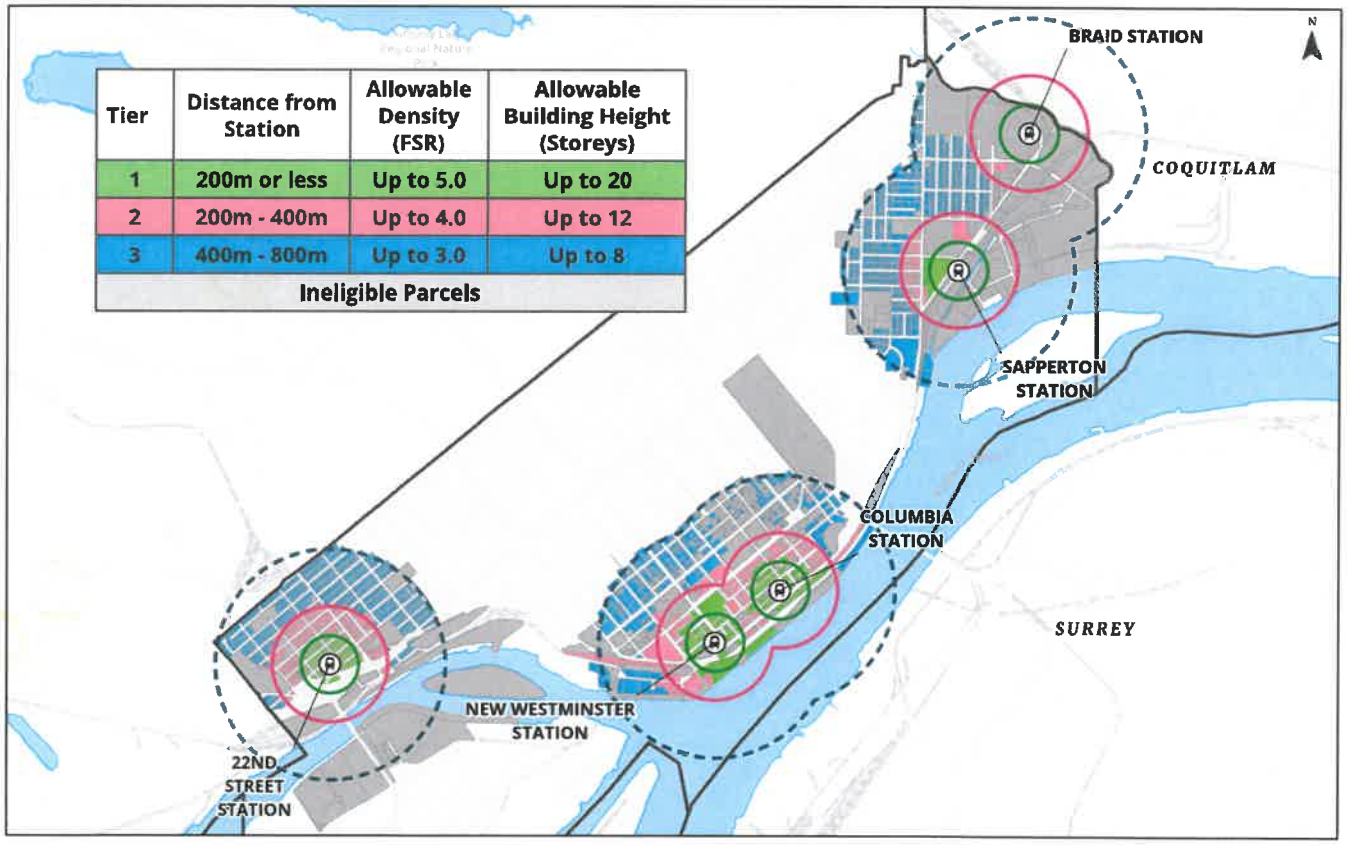
Population forecasts and projections are tools that assist in the management of community growth. They help to determine how many people are expected to live in the community by a certain date. Determining this helps identify the community's needs for housing, services and amenities through the lifespan of an official community plan. Population forecasts and projections are not targets do not set a cap for community population growth.

High Growth Scenario	2029	2034	2039	2044	2049
Population	104,210	116,136	127,456	137,232	146,622
Housing Units	47,585	53,273	58,735	63,241	67,568

Figure 1.
New Westminster's High Growth Scenario
Source: Coriolis Consulting Corp, City of New Westminster Population and Housing Forecast (2024 – 2049), 2025.

TRANSIT ORIENTED DEVELOPMENT AREAS

Five Transit Oriented Development Areas were identified by the Province for New Westminster. In New Westminster, Transit Oriented Development Areas are defined by the Province as residentially zoned land within 800 metres of a SkyTrain station. These areas are intended to enable high-density, mixed-use development within walking distance from frequent transit services. These areas will incorporate a variety of land uses, including residential, commercial (such as grocery stores and retail) and community amenities (such as childcare and parks). Due to this Provincial housing legislation, the City of New Westminster land use designations need to enable eligible projects that meet the minimum height and density allowed by the Province.



Map 6. Transit Oriented Area Development Tiers in New Westminster
Source: City of New Westminster

Note: This Map does not confer development rights. The map illustrates parcels located 200m, 400m, and 800m from SkyTrain Stations.

ACCOMODATING PROJECTED HOUSING

A share of the residential development in the city will be absorbed in Downtown and Queensborough. The Community Plans for these two areas allow sufficient development capacity to accommodate the housing demand forecasted for these neighbourhoods. This Plan focuses on allocating the remaining anticipated growth outside of these two neighbourhoods.

The City's 2025 forecast indicated a population increase of close to 24,097 to 30,474 housing units for the areas outside of Downtown and Queensborough, which will generate a demand of close to 11,886 to 14,982 new housing units. The Land Use Designation Map in the Plan enables this new housing to be accommodated, and located in the right places, by identifying where different housing forms will be permitted.

A significant portion of growth is anticipated to occur within the City's Frequent Transit Development Areas: Sapperton, Braid, and 22nd Street stations. These areas will include a mix of medium- to high-density residential, as well as office and retail uses, open space, and community-serving facilities. The areas will be seamlessly connected to the SkyTrain stations, bike routes and greenways.

The next highest number of new housing units will be located in Uptown. This area will include a mix of medium- to high-density residential, office and local serving retail uses, open space, and community-serving facilities that are connected to the pedestrian-oriented transit corridors of Sixth and Eighth streets. Growth in this area is intended to encourage public transit use and support local businesses.

Outside of these areas, this Plan focuses on increasing housing choice by allowing ground oriented housing forms, such as multiplexes, rowhouses and townhouses, in areas that were previously predominantly single detached dwellings and duplexes.

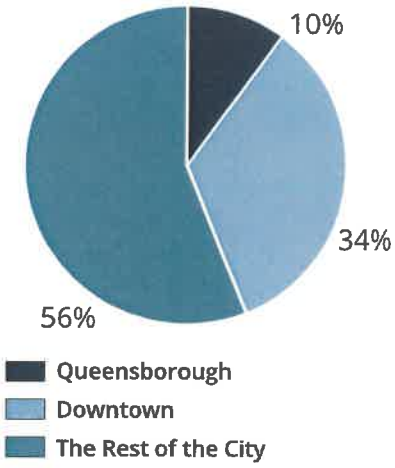


Figure 2.
Share of Projected Housing Growth (2024-2049)
Source: Coriolis Consulting Corp, City of New Westminster Population and Housing Forecast (2024-2049), 2025

PAST HOUSING GROWTH

New Westminster has experienced steady population growth, increasing from 43,585 people in 1991 to 78,916 in 2021 – the equivalent of 1,178 new people per year. In the same timeframe, 16,542 new housing units were built in the city. This reflects many large new developments during this period, including the Quayside neighbourhood and Victoria Hill. Apartments continue to be the main form of dwelling units in New Westminster's housing stock, as was the case in 1991. The proportion of ground oriented housing and townhouse units has increased slowly, though these forms are still a much smaller proportion of the total housing stock.

Source: Statistics Canada

EMPLOYMENT GROWTH

There will be a need for additional retail, office, industrial and institutional floor space city-wide. This will correspond with an estimated growth in employment of over 21,000 new jobs by 2041.

Retail and Service Commercial Floor Space – The City's 2013 forecast anticipates that New Westminster could support over 65,000 square metres (approximately 700,000 square feet) of neighbourhood-serving retail and service space by 2041. However, to better support existing commercial nodes and avoid market dilution, this Plan has a reduced amount of land designated for retail and service commercial. This will help to ensure that existing commercial nodes within the city, including Great Streets such as East Columbia Street, are vibrant and successful. This additional floor space is projected to translate into an additional 4,200 jobs.

Office Floor Space – The City's 2013 forecast anticipates that New Westminster could add close to 200,000 square metres (over 2.0 million square feet) of office floor space by 2041. Some of this floor space will be accommodated in the upper floors of mixed-use buildings located in Downtown, Uptown, and Connaught Heights, and along transit-oriented corridors such as Twelfth Street. The majority of this new space, however, will be accommodated in major developments such as Sapperton Green.

The City will also encourage additional office space within a five-minute walk of Royal Columbian Hospital. For this reason, the area has been identified as a Special Employment Area, recognizing the regionally significant role of the hospital to the city.

The forecasted growth in office floor space across New Westminster will have a significant impact on employment in the city: over 11,300 new office- based jobs are projected by 2041.

Industrial Floor Space – The city could see an additional 200,000 square metres (over 2.0 million square feet) of industrial floor space by 2041. The increase in industrial floor space will be achieved by protecting and better utilizing existing industrial land, since no new industrial land is being added. This new floor space is projected to result in almost 3,000 new industrial-based jobs by 2041.

Institutional Floor Space – The majority of the increase in institutional floor space is anticipated to occur through the intensification of existing institutions such as Royal Columbian Hospital, the Justice Institute of BC and Douglas College. These institutions are major employers in the city and combined they are projected to add over 2,600 new jobs by 2041.

Area	Additional Neighbourhood-Serving Retail and Service Space (2013 to 2041)	
The Rest of the City	25,560 sq.m.	(275,131 sq. ft.)
Downtown	28,133 sq.m.	(302, 818 sq. ft.)
Queensborough	12,425 sq.m.	(133,738 sq. ft.)
City Wide	**66,118 sq.m.**	**(711,688 sq. ft.)**

Figure 3.
Anticipated Additional Neighbourhood-Serving Retail and Service Space by Area (2011-2041)
Source: Coriolis Consulting Corp, City of New Westminster Urban Development Forecast – 2013 to 2041

Area	Additional Office Space (2013 to 2041)	
The Rest of the City	120,203 sq. m.	(1,293,858 sq. ft.)
Downtown	47,913 sq. m.	(515,729 sq. ft.)
Queensborough	21,263 sq. m.	(228,874 sq. ft.)
City Wide	**189,379 sq. m.**	**(2,038,461 sq. ft.)**

Figure 4.
Anticipated Additional Office Floor Space by Area (2011-2041)
Source: Coriolis Consulting Corp, City of New Westminster Urban Development Forecast – 2013 to 2041

	Additional Floor Space (2013 to 2041)		Employment Growth (Jobs)
Retail/Service	135,000 sq. m.	(1,500,000 sq. ft.)	4,230
Office	190,000 sq. m.	(2,000,000 sq. ft.)	11,325
Industrial	200,000 sq. m.	(2,200,000 sq. ft.)	2,945
Institutional	Not Available		2,685
Total	**525,000 sq. m.**	**(5,800,000 sq. ft.)**	**21,185**

Figure 5.
Summary of Anticipated Additional Floor Space and Employment Growth (2011-2041)
Source: Coriolis Consulting Corp, City of New Westminster Urban Development Forecast – 2013 to 2041

Note: The Urban Development Forecast did not include a forecast for Institutional Floor Space.

Housing Need: The Next 20 Years

THE CITY OF NEW WESTMINSTER HOUSING NEEDS REPORT: 2024 - 2044

A standardized Provincial methodology was used to determine the City's 5- and 20-year housing needs. It is made up of six components that are added together, as shown in the table below. Using this method, the Interim Housing Needs Report identifies that New Westminster will need 8,137 new housing units by 2029 and 27,523 new housing units by 2044. This Plan's Land Use Designation Map provides for the 20-year total number of housing units required to meet anticipated housing need.

Figure 6.
New Westminster's Projected Housing Need for 5 and 20 Years
Source: New Westminster Interim Housing Needs Report, 2024

Components of the Standardized Methodology	5-Year Housing Need (2024 - 2029)	20-Year Housing Need (2024-2044)
A: Supply of Units to Reduce Extreme Core Housing Need Accomodates households paying more than 50% of income on housing.	642	2,569
B: Supply of Units to Reduce Homelessness Permanent housing for those experiencing homelessness.	171	341
C: Supply of Units to Address Suppressed Household Formation Accommodates those unable to form an independent household due to market conditions, since 2006.	429	1,718
D: Supply of Units to Meet Household Growth Accommodates an increasing population.	6,251	20,321
E: Supply of Units Needed to Meet at least a 3% Vacancy Rate Housing units needed to create sufficient rental unit vacancy to support a healthy, well-functioning rental housing market.	85	341
F: Supply of Units Needed to Meet Local Demand Accommodates additional housing demand, beyond minimum units needed to adequately house current and anticipated residents.	558	2,233
Total Units Needed	**8,137**	**27,523**

The Housing Needs Report identifies housing needs specific context in New Westminster, including:

1. Shelters for individuals experiencing homelessness – From the 2023 Point-in-Time Homeless Count, 203 people in New Westminster were counted as sheltered or unsheltered – an increase of 80 people since 2020. Additional shelter beds are needed.

2. Supportive housing – Supportive housing is deeply affordable and provides on-site supports and services to residents who cannot live independently, such as daily meals, life and employment skills building, and referrals to other services in the community. Key interest group interviews highlighted a pressing need for more supportive and transitional housing for vulnerable populations, particularly for those who are homeless or at-risk of homelessness.

3. Below and non-market rental housing – Below- and non-market housing serve as essential housing options for very low-income (below $35,000 per year) households, low- and moderate-income households, and especially for those relying on income or disability assistance. The need for these housing types continues to grow.

4. Housing for single persons – Single person households in New Westminster face significant housing challenges due to their limited purchasing power with a single income.

5. Seniors' housing – Seniors are the fastest growing segment of New Westminster's population, and are the second largest group on BC Housing's waitlist for non-market housing in New Westminster.

6. Indigenous housing – Reconciliation is a key priority as the City learns and builds relationships with the people on whose lands New Westminster is situated. Indigenous households have the highest incidence of low-income status. Indigenous people also disproportionately experience core housing need and homelessness.

7. Black, Indigenous, and People of Colour (BIPOC) households – Data specific to BIPOC households is often buried within broader Census categories, limiting the ability to identify other culturally-specific housing needs. The lack of detailed data makes it difficult to quantify and estimate the needs of these households accurately. Consultation with community members suggested concerns about discrimination and stigmatization of racialized and immigrant populations, alongside housing adequacy and security issues.

WHY DID THE CITY CREATE A HOUSING NEEDS REPORT?

Since 2019, the Provincial Government has required municipalities and regional districts across British Columbia to complete Housing Needs Reports. The Reports identify projected housing need for the next 5 and 20 years, calculated using a standard method established by the Province.

Housing Needs Reports also identify existing and projected gaps in housing supply using data about local demographics, the economy, housing stock, and future growth, and by listening to the perspectives of residents, businesses, and housing-related interest groups. Housing Needs Reports ensure local policies, plans, and development decisions are based on recent evidence.

New Westminster's 2024-2044 Housing Needs Report was endorsed by City Council on December 9, 2024. A new Housing Needs Report will be prepared in 2028, and ever five years thereafter.

8. Housing for persons with disabilities – Persons with disabilities, whether physical or otherwise, face significant barriers in the housing market due to low-incomes and/or the need for wheelchair-accessible units. Addressing these needs requires a targeted approach to increase the availability of accessible housing units and allow persons with disabilities to have equitable access to housing that meets their specific requirements.

9. Market rental housing – Despite City policies encouraging growth in the supply of market rental housing, vacancy rates in New Westminster remain at an unhealthy low of 0.8%.

10. Family friendly housing – Households with children face significant challenges in finding available, affordable, and suitable housing across the Housing Spectrum. The rental market has few large units suitable for big families, with a vacancy rate of just 0.8% for units with three or more bedrooms. Low-income families, particularly single parent households earning one income, struggle to find affordable and suitable housing.

11. Housing in close proximity to transportation infrastructure – There is a need for affordable and accessible housing options near transportation infrastructure that supports walking, bicycling, public transit, and other alternative forms of transportation.

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Schedule 2
to Bylaw No. 8522, 2025

"8.0 Housing"

8.0 Housing



A low rise apartment building.

Living in stable, affordable and appropriate housing is one of the most important aspects of one's life, affecting many other factors such as work, physical and mental health, social connections, financial well-being and overall quality of life. High housing costs, along with other circumstances, prevent many residents in the city and region from obtaining and maintaining housing that meets their needs.

To meet local housing needs, the City must enable housing options that are diverse in terms of cost, location, number of bedrooms, tenure and type in each neighbourhood. Addressing housing need is guided, in part, by the City's Housing Needs Report, which is used to strengthen understanding of current and future housing needs, and ensure local policies, plans, and development decisions are based on recent evidence.

The City's 2024 Interim Housing Needs Report identifies the housing needed across the housing spectrum. The Report identifies that the city needs 8,137 new housing units by 2029, and 27,523 new housing units by 2044. The City has conducted further analysis to understand this need by type of housing (Figure 13). This breakdown allows for progress tracking as well as advocacy to senior levels of government, which is needed to fund shelter beds, and supportive, below-, and non-market housing types.

Figure 13
Breakdown of housing units needed by housing type between 2024 and 2029
Source: New Westminster Interim Housing Needs Report, 2024

Housing Type	5 Year Housing Need (2024- 2029)	Annual Housing Need
Shelter beds / units	58	12 / year
Supportive / transitional housing units	352	70 / year
Affordable rental units (below- and non-market)	2,311	462 / year
Market rental units	3,280	656 / year
Market ownership units	1,647	330 / year
Subtotal	7,613	1,523 / year
Units required to foster a healthy market (no tenure)	558	112 / year
Total 5-Year Units Needed	**8,137**	**1,628 / year**

Housing in the Official Community Plan

Goal 8: New Westminster's neighbourhoods are great places to live and have diverse housing choices that meet the needs of the community.

- Policy 8.1: Facilitate the creation and maintenance of housing that offers options for people who are experiencing or at risk of homelessness.
- Policy 8.2: Facilitate access to affordable, below- and non-market housing for low- to moderate-income households.
- Policy 8.3: Foster a rental housing stock in which tenants have adequate opportunities to live in healthy, safe and secure housing.
- Policy 8.4: Create neighbourhoods with housing options for people of all ages, abilities and household types to meet their changing needs.
- Policy 8.5: Design housing to be livable and to foster social cohesion and connectivity.
- Policy 8.6: Provide housing to meet the needs of the projected population in ways that ensure growth contributes positively to the neighbourhood context.

This Plan...reflects the findings of the City's 2024 Interim Housing Needs Report, which uses an evidenced-based approach to understanding local needs across the housing spectrum. This Plan also reflects the many different housing policies and strategies, such as the Affordable Housing Strategy, Family Friendly Housing Policy, Inclusionary Housing Policy, and Secured Market Rental Housing Policy.

Through the Land Use Designation Map, this Plan allocates the highest number of new housing units within the Frequent Transit Development Areas, which include the areas surrounding 22nd Street, Sapperton and Braid stations. These areas are envisioned to include a mix of housing, retail and commercial services, and community amenities. Outside of these growth areas, townhouses are planned along pedestrian oriented transit corridors such as Eighth and Sixth avenues and as a transition between Frequent Transit Development Areas and lower density housing forms. Single detached dwelling and duplex properties have the opportunity to increase housing choice by adding infill housing forms such as laneway or carriage houses. This housing allocation is consistent with the strategies included in Metro Vancouver's Regional Growth Strategy. The Land Use Designation Map accommodates a population forecast of 142,790 residents in New Westminster by 2050. The Land Use Designation Map can also accommodate 27,523 new housing units by 2044 to meet the 20-year total housing need identified in the 2024 Interim Housing Needs Report.

Policy 8.1: Facilitate the creation and maintenance of housing that offers options for people who are experiencing or at risk of homelessness.

In 2024, New Westminster had 506 units of supportive housing, 104 emergency shelter beds, and 35 extreme weather mats.



Rhoda Kaellis Residence includes 11 supportive housing units and 13 non-market, independent housing units.

Addressing and preventing homelessness have both individual and community level impacts. Access to emergency shelter and supportive housing improves mental and physical health and overall well-being for people experiencing homelessness, and reduces incidences of emergency department visits and hospitalization, resulting in improved public health and cost savings for government. Based on the 2023 Point-in-Time Homeless Count, 203 people in New Westminster were counted as unhoused – an increase of 80 people since 2020, or a 65% increase. The 2024 Interim Housing Needs Report identifies that the Point-in-Time count findings are likely an undercount for understanding the true extent of homelessness, as they do not capture people who are couch surfing, living outdoors, or temporarily residing with family and friends. Estimates from the 2021 Integrated Data Project, which combines data from BC's Ministry of Housing, the Ministry of Social Development and Poverty Reduction, Citizen's Services, and BC Housing, suggest that the actual number is at least 341 individuals in New Westminster.

The City is actively involved in efforts to prevent and reduce homelessness. The City funds and participates in the New Westminster Homelessness Coalition Society. The goal of this Society is for all New Westminster residents to have access to safe and affordable housing and supports and for no one to be homeless. The city is fortunate to have a strong network of organizations that provide supports and housing to people who are experiencing or at risk of homelessness. The City continues to partner with other levels of government, charitable foundations, faith-based groups and non-profit organizations to address homelessness and develop income, supports, and a spectrum of housing options. These include increasing the availability of emergency shelter beds, as well as permanent supportive housing, and non-market housing options.



Emergency shelters are temporary but immediate places to stay for persons who are experiencing or at-risk of homelessness.

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

Supportive Housing is a type of housing that provides on-site supports and services to residents who cannot live independently. This type of housing can also be located in private rental.

Figure 14
Emergency Shelter, and Transitional and Supportive Housing Need
Source: New Westminster Interim Housing Needs Report, 2024

PERMANENT SUPPORTIVE HOUSING

Permanent supportive housing includes embedded services as well as wrap-around 24/7 supports that aim to support residents to maintain their tenancies and foster positive health and well-being. Permanent supportive housing units serve a variety of groups, including people who are unhoused, people requiring mental health or substance use supports, people transitioning out of the criminal justice system, and people with disabilities. Best practice components supportive housing include:

- **Permanence and Affordability –** housing is secure and rents are affordable, which provides stability and allows residents to rebuild connections, improve their health and well-being, and work towards self-identified goals.
- **Purpose Designed –** designing buildings for their intended use and with their intended occupants in mind can maximize benefits for residents, foster community within the building, reduce external impacts on the community, and facilitate cohesion with neighbours and the broader community.
- **Embedded Services and Wrap-around Supports –** services and resources that are included as part of the housing – such as meal programs, peer support programs and 24/7 on-site support staff – and individualized wrap-around supports help residents to maintain their housing and work towards self-identified goals.
- **Community Building Initiatives –** opportunities for socializing and community building through design and/or programming reduces isolation and fosters community both within and outside the housing.

Actions

The City should...

8.1a Develop a communications strategy to clearly outline the benefits of affordable housing development.

The City should continue to...

8.1b Update the Homelessness Needs Assessment.

8.1c Implement the Homelessness Action Strategy, in partnership with the New Westminster Homelessness Coalition Society.

8.1d Develop and implement the Community Poverty Reduction Strategy and Food Security Action Plan.

8.1e Participate in Metro Vancouver homelessness and housing policy initiatives and be represented on associated committees.

8.1f Participate in and support the efforts of the New Westminster Homelessness Coalition Society.

8.1g Implement the Five-Year Prevention, Support and Transition Services Plan, which is aimed at addressing the immediate needs of people experiencing the three concurrent and inter-related crises of homelessness, mental health and substance use with the goal of stabilizing their lives.

8.1h Implement the Ten-Year Supportive Housing and Wrap-Around Services Plan, which recommends actions and timing priorities for the provision of shelter beds and supportive housing units.

Policy 8.2: Facilitate access to affordable, below- and non-market housing for low- to moderate-income households.

When there is a lack of affordable housing, families and individuals may end up spending most of their income on housing costs with little left over for other expenses such as food, clothing and transportation. To reduce housing costs, households may end up living in overcrowded housing or housing in very poor condition. A lack of affordable housing supply can contribute to poor health and quality of life.

In a region as expensive as Metro Vancouver, market housing options are often not affordable to low- and moderate-income households. Non-market housing and rent subsidies are needed to help these households meet their housing needs. Many vulnerable populations, including newcomers, persons with disabilities, single parents and seniors, benefit from these units. A healthy housing system should offer a variety of housing choice along the housing spectrum to suit the diverse needs of the community, from emergency shelters all the way to home ownership.

The Affordable Housing Strategy, the Affordable Housing Reserve Fund, and Inclusionary Housing Policy have been established to support the development of affordable housing projects. Changes have also been made to streamline the approval process for affordable housing projects. This included removing the requirement for qualifying projects to be rezoned.

The City actively advocates for and supports affordable housing projects but continues to remain reliant on partnerships and secured funding from Provincial and Federal agencies to realize new units. The City encourages the development and implementation of additional measures from senior governments that would assist in the creation, retention and maintenance of affordable housing.

THE NEED FOR BELOW- AND NON-MARKET HOUSING

Below- and non-market housing serve as essential housing options for very low income (below $35,000 per year) households, low- and moderate-income households, and especially for those relying on income or disability assistance.

In 2021, roughly a third of renter households (28.9%) spent more than 30% of their income on shelter, exceeding the affordability standard for shelter costs.

Further, data from BC Housing and Metro Vancouver shows that the number of households in New Westminster waiting for social housing increased from 564 to 952 households from 2018 to 2024.

Source: New Westminster Housing Needs Report, 2024

In 2024, only 7% of New Westminster's housing stock was non- or below-market rate housing – far lower than what is needed.



Below-Market Housing is a type of housing with rents 10% below the currently reported Canadian Mortgage and Housing Corporation (CMHC) rental market median rent, all years, for New Westminster.

Non-Market Housing is a type of affordable housing that is subsidized by government, where rent or mortgage payments are not determined by the market but the ability to pay, and eligibility criteria determine who is accommodated. Most non-profit and co-operative housing is a form of non-market housing.

Figure 15
Below and Non-Market Housing Need
Source: New Westminster Interim Housing Needs Report, 2024

Actions

The City should continue to...

8.2a Implement the Inclusionary Housing Policy to ensure new strata residential developments seeking additional density contribute to the affordable rental housing supply.

8.1b Implement the Affordable Housing Strategy.

8.2c Partner with senior governments, charitable foundations, faith groups and non-profit organizations in the development of affordable and non-market housing, to help meet the objective for most of these new units to be located in or near Frequent Transit Development Areas.

8.2d Partner with Metro Vancouver to implement the Metro Vancouver Housing 10-Year Plan, and to seek opportunities to partner with Metro Vancouver Housing and others to expand affordable rental housing in the city.

Policy 8.3: Foster a rental housing stock in which tenants have adequate opportunities to live in healthy, safe and secure housing.

Rental housing accommodates diverse residents, including families, newcomers, post-secondary students, couples, single person households and seniors. Rental housing can take many forms, including below-market housing, cooperative housing, purpose built market rental housing, secondary suites and individual apartments rented by owners. As of 2024, the city has 3,153 secondary suites, 4,632 renter occupied condominiums and 9,956 purpose built market rental housing units.

High housing prices across the region mean that home ownership is not a viable option for many households, making rental housing particularly important. The city has a high proportion of rental households compared with the region and a long history of rental housing, notably in Brow of the Hill, Sapperton and Uptown.

Although there is a diversity of rental housing forms in the city and region, renter households still face challenges, such as persistently low vacancy rates, poor housing conditions in some rental buildings, and loss of rental units to redevelopment. The City has a number of policies in place to help deal with these challenges, including: the Standards of Maintenance Bylaw, to enforce maintenance of rental housing by building owners; the Secured Market Rental Housing Policy, to protect and enhance existing rental housing and to incentivise the construction of new secured market rental units; and tenant assistance policies, to ensure that tenants evicted due to demolition receive assistance from building owners above and beyond what is required in the Residential Tenancy Act.

Using incentives under the 2013 Secured Market Rental Housing Policy, 1,723 new secured market rental housing units have been built (as of February 2024).

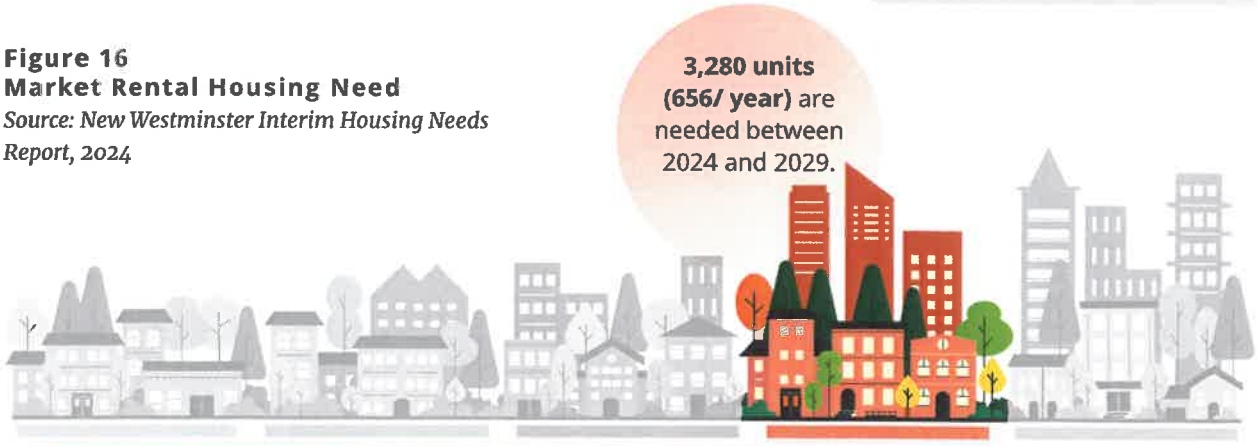
SINGLE PERSON HOUSEHOLDS

Single person households in New Westminster face significant housing challenges. Their incomes are typically half those of larger households, yet they face similar rental costs.

Single person households make up the largest group with housing affordability challenges. More than 41% of all households paying more than 30% of their income on shelter costs were single person households.

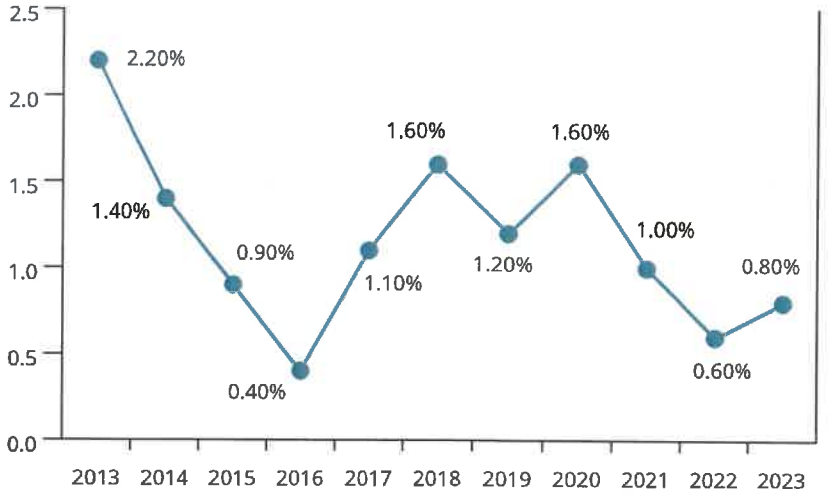
Source: New Westminster Housing Needs Report, 2024

Figure 16
Market Rental Housing Need
Source: New Westminster Interim Housing Needs Report, 2024



Market Rental Housing - also referred to as purpose built or secured market rental housing - is multi-unit housing constructed for the purpose of long-term rental tenure and is not subsidized into co-op, strata condominium, or fractional ownership arrangements.

Figure 17
New Westminster Rental Vacancy Rate (2013 - 2023)
Source: CMHC Rental Market Survey, 2013-2023



Between 2013 and 2023, median rents rose by $683 (81%), with the largest increases in 2019 and 2023.

- New Westminster Housing Needs Report, 2024

Despite City policies encouraging growth in the supply of market rental housing, New Westminster's rental vacancy rate has been below the healthy rate every year since 2011. A healthy vacancy rate is considered to be at least 3.0%; however, the city's rental vacancy rate was only 0.8% in 2023 (Metro Vancouver's vacancy rate was 0.9% in 2023). This indicates that the city has experienced a long-term shortage of rental housing units. Low availability leads to higher demand, which can result in higher rental rates. It is crucial for the City to support the development of rental housing and protect the existing rental stock to improve the overall supply of rental units.

Actions

The City should...

8.3a Complete the Rental Replacement Policy to ensure that redevelopment of older purpose built market rental buildings does not lead to the untimely loss of affordable rental housing, and to add to the supply of affordable rental in New Westminster.

8.3b Update the Tenant Relocation Policy (2018), which assists tenants of purpose built market rental housing displaced by redevelopment.

The City should continue to...

8.3c Facilitate new rental housing construction and protect existing rental housing through the continued implementation of the Secured Market Rental Housing Policy.

8.3d Seek necessary resources to support the enforcement of the Standards of Maintenance Bylaw to ensure buildings are maintained to a livable standard.

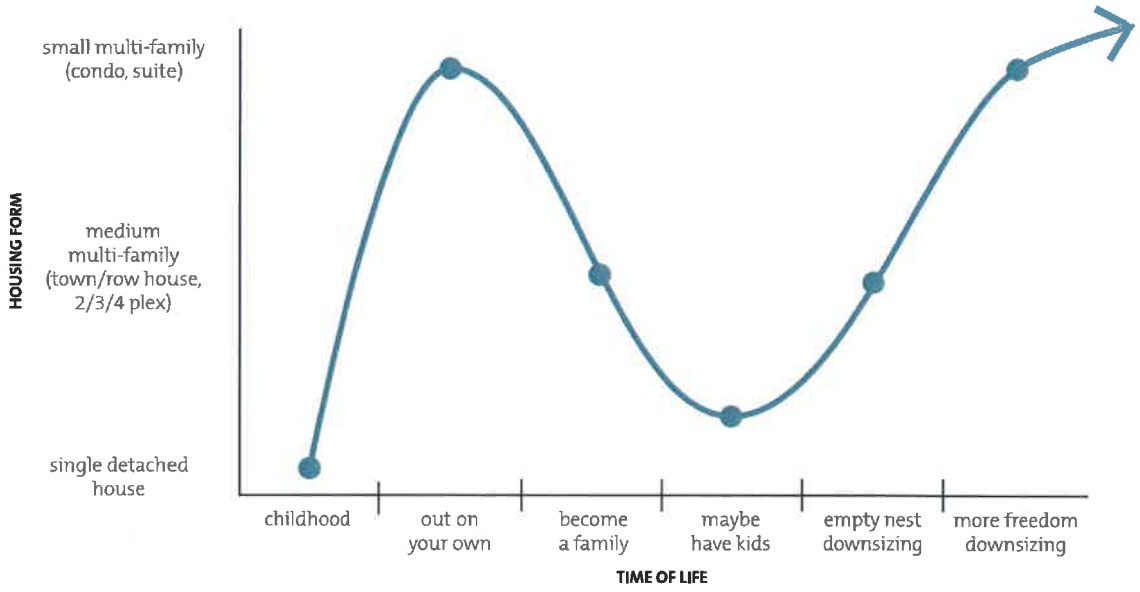
8.3e Encourage the development and implementation of additional measures from senior governments that assist in the creation, retention, maintenance and revitalization of rental housing.

Policy 8.4: Create neighbourhoods with housing options for people of all ages, abilities and household types to meet their changing needs.

In 2021, single detached dwellings and apartments made up more than 94% of the city's housing stock, resulting in limited housing options appropriate for people of all abilities, ages and household types. Allowing a wider variety of ground oriented housing types in each neighbourhood provides more options for households in New Westminster in addition to single detached dwellings and apartments. A ground oriented dwelling unit has a separate exterior entrance directly accessible from a street or open space. Examples of ground oriented units include single detached dwellings, carriage and laneway houses, duplexes, triplexes, rowhouses, and side-by-side townhouses.

Increasing the city's housing options in all neighbourhoods will allow households to meet their changing needs, enable empty nesters and seniors to downsize and remain in familiar surroundings, facilitate newcomers locating in the city, and help support young families and professionals who are getting started in the housing market. This Plan's Land Use Designation Map creates opportunities for all of these housing forms throughout the city.

Figure 18
Housing form changes as we age and our life circumstances evolve



With increasing housing prices and a lack of housing options, more and more families with children are considering either moving further out into the Fraser Valley or living in apartment units. Three bedroom units are attractive to families with children but multiple unit housing with three or more bedrooms is in short supply.

In response, the City adopted the Family Friendly Housing Policy, which requires minimum percentages of two and three bedroom units in new multiple unit buildings.

Persons with disabilities, whether physical or otherwise, face significant barriers in the housing market due to low-incomes and/ or the need for housing specifically designed for accessibility. Addressing these needs requires a targeted approach to increase the availability of such units. Adaptable housing is built for those with limited mobility due to age, disability or illness, enabling individuals to function in their homes with relative independence even as their needs change over time. In 2011, the City adopted an Adaptable Housing Policy, which requires 40% or more of all new single story, multiple unit buildings to be adaptable, exceeding the requirements of the British Columbia Building Code (BCBC).

The City's Housing Needs Report identified that as the fastest growing segment of New Westminster's population, seniors contribute to the growing need for additional assisted living, long term care and other supportive housing options, as well as supports to allow for aging-in-place in their current housing.

Figure 19
Existing Housing Stock by Structure Type in 2021
Source: Statistics Canada, 2021

Dwelling Type	Units	Percent
Single Detached Dwellings (including suites)	8,660	24%
Semi-detached (Duplexes)	215	<1%
Townhouses	2,060	6%
Apartment (less than 5 storeys)	12,565	35%
Apartment (5 or more storeys)	12,525	35%
Other	65	<1%
City Wide	**36,090**	**100%**

Actions

The City should continue to...

8.4a Implement and monitor the Adaptable Housing Policy.

8.4b Implement and monitor the Family Friendly Housing Policy.

8.4c Explore opportunities to increase the variety and stock of ground oriented infill housing such as duplexes, triplexes, rowhouses, and multiplexes.

Policy 8.5: Design housing to be livable and to foster social cohesion and connectivity.

Strong social relationships and connections can be a source of enjoyment, belonging, happiness and a foundation for community resilience in the face of crises – the entire neighbourhood is home. People who feel connected are more likely to develop a sense of belonging, participate in and take care of their community, live healthier lives, and trust each other. It is increasingly recognized that social connectedness and belonging are one of the strongest resources we have to chart a more sustainable, resilient path forward.

In a survey of 320 New Westminster parents in 2014, 41% felt connected with their neighbours—they knew their names, picked up their mail when they were away, their kids play together.

Social connectivity has become an increasingly important theme in city planning, with housing recognized as being critical for creating opportunities for positive neighborly interactions. For example, the design and location of common spaces in multi-unit housing – including common amenity spaces, circulation spaces, and outdoor areas – can provide opportunities for connections with neighbours, for children to play together, and for people of different abilities, ages, cultures, and identities to interact. The design of multi-unit residential buildings is guided by Development Permit Areas and related guidelines, with the latter facilitating design that fosters social connectivity. These guidelines are also used to improve the livability of units by considering the impact of noise from adjacent major roads or non-residential uses.

Surrounding social infrastructure such as parks, community gardens, and public gathering spaces also play a role in social cohesion and connectivity, and can be designed in a way that fosters liveability. These spaces are places to relax, socialize or interact with fellow community members. Small design details can have a big impact. For example, having benches that face each other can allow for people to more easily start a conversation with a person sitting on another bench.

Actions

The City should...

8.5a Create a city-wide Noise Attenuation Program that includes development permit guidelines for mitigating noise in residential units to help new development meet CMHC noise reduction targets.

The City should continue to...

8.5b Collaborate with Hey Neighbour Collective to develop and implement tools that encourage more socially connected, inclusive, and resilient communities for all.

Policy 8.6: Provide housing to meet the needs of the projected population in ways that ensure growth contributes positively to the neighbourhood context.

FREQUENT TRANSIT DEVELOPMENT AREAS (FTDAS)

FTDA is a term identified in Metro 2040 – Metro Vancouver's Regional Growth Strategy. These areas are located along frequent transit networks and are characterized by higher density forms of residential, commercial and mixed uses, and may contain community, cultural and institutional uses. Urban design for these areas promotes transit oriented communities where transit, cycling, walking, and rolling are the preferred modes of transportation.

New Westminster is an attractive, centrally located place to live, learn, play and work, which means that more people will continue to move to the city. One of the most important roles of an official community plan is to ensure that this new growth goes in the right places.

This Plan ensures that most new residences outside of Downtown and Queensborough will be located within Frequent Transit Development Areas which will be mixed use, pedestrian oriented nodes well served by transit. The next highest number of housing units will be located along transit oriented corridors, such as Twelfth Street, Sixth Avenue and Eighth Avenue. The Plan also enables additional ground oriented units such as townhouses and multiplexes to be located in residential neighbourhoods across the city. This allocation of growth maximizes the opportunity for residents to easily access services by foot, bike or public transit.

As New Westminster grows, the infrastructure, services and amenities needed to maintain community livability must also grow. This Plan provides the framework for the City to plan for expanding community needs, such as water and sanitation, parks and open space, fire and police services, and arts and culture amenities. This Plan is also used by New Westminster School District, which is independently responsible for schools planning and development.



Walking towards the 22nd Street SkyTrain Station.



Market Ownership Housing refers to housing that is privately owned by an individual (or a company) who generally does not receive direct subsidies to purchase or maintain it. Prices for this type of housing are set by the private market.

Figure 20
Market Ownership Housing Need
Source: New Westminster Interim Housing Needs Report, 2024

Actions

The City should continue to...

8.6a Use the City's development approvals authority to ensure development locates in the right place in the city.

8.6b Partner with the New Westminster School District in advocating for future schools identified in the New Westminster Schools' Long Range Facilities Plan.

8.6c Use the Housing Needs Report findings to strengthen understanding of current and future housing needs and ensure local policies, plans, and development decisions are based on recent evidence.

8.6d Use the Official Community Plan to guide planning of municipal infrastructure, services and amenities, and a sustainable financing growth strategy.

Schedule 3
to Bylaw No. 8522, 2025

"Land Use Designations and Map"

Land Use Designations and Map

INTRODUCTION

Land Use Designations defined in this section are depicted on Map 17: Land Use Designation Map which illustrates the City's long term land use concept. This concept outlines future land uses that the City intends to support or consider over time, in alignment with the goals and policies of the Official Community Plan. The map and designations are intended to reflect the goals and policies of the Official Community Plan and should be read together. Combining the information in this section with the policies throughout the Plan provides a balanced reflection of where, when and how development should proceed throughout the city.

IMPLEMENTATION

Implementation of the Plan's vision is intended to take place over time through applications for development such as rezoning of land and through Development Permits. Zoning regulations specify permitted land uses and densities on a site-by-site basis and are intended to be consistent with the provisions outlined in this section. Development Permit Areas identify locations in which new development must comply with a set of guidelines specific to that area. New development must be authorized by a Development Permit which confirms the development meets the intent of the guidelines.

This Plan works in conjunction with Community Plans that have been created for various parts of the City. The Land Use Designation Map in the Plan does not include land use designations for areas covered by a Community Plan. Each Community Plan has its own map and Development Permit Areas.

INTERPRETATION

The Land Use Designation Map generally follows parcel boundaries. However, where there is a discrepancy, OCP boundaries should be considered approximate. Though not shown on the map, the land use designation on each site extends to the centre line of any abutting roads and lanes. Development of lots, including through Heritage Revitalization Agreements and other similar tools, that cross land use designation boundaries will be considered if the proposed land uses on each portion of the lot align with their respective land use designations. This consideration will apply provided there is an appropriate transition between uses and supports the overall principles of the Official Community Plan.

Each land use designation definition outlines what may be possible on sites with that designation. However not all sites/properties will be able to meet the maximums outlined in the designation due to limitations created by context (e.g. adjacent uses) and site constraints (e.g. lot depth, grading). Appropriateness will be reviewed at the time of development application submission.

OUTLINE

Each land use designation includes most of the following elements:

Purpose: an explanation of the vision and objectives of this designation.

Principal Forms and Uses: the primary uses or category of uses, and/or the building forms expected in areas with the designation. While these uses and forms are expected on a majority of the properties within this designation complementary uses may occasionally occur.

Complementary Uses: other uses that may happen in areas with the designation. Unless otherwise specified, these uses may happen on the same site as primary uses, on the same site as other complementary uses, or as the only use on the site. When specified as ancillary, these uses may only happen when secondary to the Principal Forms and Uses. Other than public schools, or unless otherwise specified, complementary uses must comply with the maximum density listed in the relevant land use designation. Unlike primary uses, complementary uses are only expected occasionally and are not expected on many sites. Additional detail may be included as guidelines in the Development Permit Areas.

Maximum Density: a general density category to set expectations. Additional detail may be included as guidelines in the Development Permit Areas. Specific height and density entitlements are established by the Zoning Bylaw.

Heritage Assets: retention of heritage assets is a priority for the City. This section helps communicate the expectations for heritage assets that exist in areas with this designation. The appropriate incentives are unique to each site and situation. The City's heritage policies and the Standards for the Conservation of Historic Places in Canada (as amended from time to time) will be considered. Additional detail may be included as guidelines in the Development Permit Areas.

Precedent Image: an example of what the permitted form or primary use could look like.

DEVELOPMENT APPROVAL INFORMATION REQUIREMENTS

For the purposes of Section 487 of the *Local Government Act*, an applicant for an amendment to the Zoning Bylaw, a development permit or a temporary use permit may be required to provide development approval information in accordance with Development Application Procedures Bylaw No. 5658, 1987 (as amended) if any of the following apply:

1. The development may result in impacts on:
    a. transportation patterns and traffic flow,
    b. infrastructure including sewer, water, drainage, electrical supply or distribution, roads, street lighting and street trees,
    c. public facilities including schools and parks,
    d. community services, or
    e. the natural environment.
2. The development may result in other impacts that would be relevant to the decision of Council or its delegate on whether to approve the development.
3. The information is required to determine whether the development is in accordance with any applicable development permit guidelines or any other relevant guidelines to which the City may refer in relation to a decision on a zoning amendment or temporary use permit application.

The objective of the above provisions is to ensure that applicable studies and relevant information are provided to the City prior to development, in order for the City to evaluate the impact of the development on the community.

Land Use Designations

The definitions of the land use designations shown on Map 17: Land Use Designation Map are outlined below.

Note: Residential buildings (or residential portions of buildings) can include different tenures (e.g. rental housing, strata, co-op housing), various levels of affordable housing (e.g. supportive housing, below- and non-market housing) and various forms of care facilities (e.g. assisted living) when in compliance with the form and maximum density in the land use designation and when in keeping with City policies.

Note: The scale of institutional uses must be in keeping with scale of the principal form and uses permitted by the land use designation.

Note: There are no agricultural lands or sand or gravel deposits suitable for future extraction in New Westminster.

Note: In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

(RD) RESIDENTIAL – DETACHED AND SEMI-DETACHED HOUSING



Purpose: To allow low density ground oriented residential uses including gentle infill which increases housing choice and retains existing neighbourhood character.

Principal Forms and Uses: Single detached dwellings and duplexes. Principal units may also include a secondary suite. Single detached dwellings may also include a detached accessory dwelling unit (e.g. laneway houses, carriage houses).

Complementary Uses: Small scale local commercial uses (e.g. corner stores), child care, public schools, utilities, transportation corridors, parks, open space and community facilities. Home based businesses and places of worship as an ancillary use.

Maximum Density: Low density residential.

Heritage Assets: Through a Heritage Revitalization Agreement, or similar tool, a property may be eligible for incentives such as a smaller minimum lot size, an increase in density, or reduced parking requirements, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to permit the housing forms listed in Residential – Ground Oriented Infill Housing designation or to formalize an existing, larger scale land use such as a low rise or a place of worship.

(RGO) RESIDENTIAL – GROUND ORIENTED INFILL HOUSING



Purpose: To provide a mix of ground oriented infill housing forms where each unit has a separate exterior entrance directly from a street or open space. Units can be attached, detached or a combination of the two.

Principal Forms and Uses: Single detached dwellings (houses), detached accessory dwelling units (laneway or carriage houses), multiplexes (e.g. duplex or quadraplex), cluster houses, rowhouses, side-by-side townhouses and other equivalent ground oriented housing forms. Principal units may also include a secondary suite.

Complementary Uses: Small scale local commercial uses (e.g. corner stores), small scale child care, small scale places of worship, public schools, utilities, transportation corridors, parks, open space and community facilities. Home based businesses as an ancillary use.

Maximum Density: Low density residential.

Heritage Assets: Through a Heritage Revitalization Agreement, or similar tool, a site may be eligible for incentives such as a smaller minimum lot size, an increase in density, an increase in the number of permitted units, or reduced parking requirements, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a low rise or a place of worship.

(RT) RESIDENTIAL – TOWNHOUSE



Purpose: To provide side-by-side townhouse developments which are compatible with areas of other lower density housing.

Principal Forms and Uses: Side-by-side townhouses and rowhouses. Principal units may also include a secondary suite.

Complementary Uses: Small scale local commercial uses (e.g. corner stores), child care, public schools, utilities, transportation corridors, parks, open space and community facilities. Home based businesses and places of worship as an ancillary use.

Maximum Density: Low density residential.

Heritage Assets: A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset is incorporated into a development. Through a Heritage Revitalization Agreement, the development may be eligible for incentives such as stacked townhouses, an increase in density or reduced parking requirements, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also allow a smaller scale land use such as the Principal Forms and Uses listed in the Residential – Ground Oriented Infill Housing designation. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a low rise or a place of worship.

(RLR) RESIDENTIAL – LOW RISE



Purpose: To provide small to moderate sized multiple unit residential buildings.

Principal Forms and Uses: Low rise residential buildings of up to six storeys, stacked townhouses and side-by-side townhouses.

Complementary Uses: Small scale local commercial uses (e.g. corner stores), child care, public schools, utilities, transportation corridors, parks, open space and community facilities. Home based businesses and places of worship as an ancillary use.

Maximum Density: Medium density residential. Four storey buildings are generally permitted, and applications seeking more than four storeys will be expected to align with or exceed City policy and significantly advance a City priority or objective. The additional benefit provided should be commensurate to the number of additional storeys.

Heritage Assets: A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset is incorporated into a development. Through a Heritage Revitalization Agreement, the development may be eligible for incentives such as an increase in density or reduced parking requirements, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

(RLM) RESIDENTIAL – LIMITED MID RISE



Purpose: To provide a mix of small to medium sized multiple unit residential buildings that create a transition between higher density transit oriented neighbourhoods and lower density neighbourhoods.

Principal Forms and Uses: Mid rise residential buildings of up to eight storeys, low rise residential buildings, stacked townhouses, side-by-side townhouses and ground oriented infill housing.

Complementary Uses: Small scale local commercial uses (e.g. corner stores), child care, public schools, utilities, transportation corridors, parks, open space and community facilities. Home based businesses and places of worship as an ancillary use.

Maximum Density: Medium density residential. Four storey buildings are generally permitted, and applications seeking more than four storeys will be expected to align with or exceed City policy and significantly advance a City priority or objective. The additional benefit provided should be commensurate with the number of additional storeys.

Heritage Assets: A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset is incorporated into a development. Through a Heritage Revitalization Agreement, the development may be eligible for incentives such as an increase in building height or density which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

(RMR) RESIDENTIAL - MID RISE



Purpose: To provide small to medium sized multiple unit residential buildings in transit oriented neighbourhoods.

Principal Forms and Uses: Mid rise residential buildings of up to twelve storeys, low rise residential buildings, stacked townhouses, side-by-side townhouses and ground oriented infill housing.

Complementary Uses: Small scale local commercial uses (e.g. corner stores), child care, public schools, utilities, transportation corridors, parks, open space and community facilities. Home based businesses and places of worship as an ancillary use.

Maximum Density: Medium density residential. Four storey buildings are generally permitted, and applications seeking more than four storeys will be expected to align with or exceed City policy and significantly advance a City priority or objective. The additional benefit provided should be commensurate with the number of additional storeys.

Heritage Assets: A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset is incorporated into a development. Through a Heritage Revitalization Agreement, the development may be eligible for incentives such as an increase in building height or density, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

(RHR) RESIDENTIAL – HIGH RISE



Purpose: To provide a mix of small to large sized multiple unit residential buildings.

Principal Forms and Uses: High rise, mid rise and low rise residential buildings, stacked townhouses and side-by-side townhouses.

Complementary Uses: Small scale local commercial uses (e.g. corner stores), child care, public schools, utilities, transportation corridors, parks, open space and community facilities. Home based businesses and places of worship as an ancillary use.

Maximum Density: High density residential.

Heritage Assets: A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset on the site is appropriately incorporated into a development. Through a Heritage Revitalization Agreement, the development may be eligible for incentives such as an increase in density or a reduced parking requirement, which would make it viable to conserve assets of heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

(ML) MIXED USE – LOW RISE



Purpose: To provide small to moderate sized commercial or commercial and residential mixed use buildings which create active and engaging principal streets.

Principal Forms and Uses: Low rise buildings of up to six storeys, which include commercial uses (e.g. retail, office) and which may also include residential uses on upper levels or along side streets/laneways. Active retail uses are encouraged at-grade on principal street frontages.

Complementary Uses: Child care, utilities, transportation corridors, parks, open space and community facilities. Home based businesses as an ancillary use.

Maximum Density: Medium density mixed use. Four storey buildings are generally permitted and applications seeking more than four storeys will be expected to align with or exceed City policy and significantly advance a City priority or objective. The additional benefit provided should be commensurate to the number of additional storeys.

Heritage Assets: A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset on the site is appropriately incorporated into a development. Through a Heritage Revitalization Agreement, the development may be eligible for incentives such as an increase in density or a reduced parking requirement, which would make it viable to conserve assets of heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

(MLM) MIXED USE - LIMITED MID RISE



Purpose: To provide small to medium sized commercial or commercial and residential mixed use buildings that support transit oriented neighbourhoods.

Principal Forms and Uses: Mid or low rise buildings of up to eight storeys, that include commercial uses (e.g. retail, office) and which may also include residential uses on upper levels or along side streets/laneways. Active retail uses are encouraged at-grade on principal street frontages.

Complementary Uses: Child care, utilities, transportation corridors, parks, open space and community facilities.

Maximum Density: Medium density mixed use. Four storey buildings are generally permitted and applications seeking more than four storeys will be expected to align with or exceed City policy and significantly advance a City priority or objective. The additional benefit provided should be commensurate to the number of additional storeys.

Heritage Assets: A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset is incorporated into a development. Through a Heritage Revitalization Agreement, the development may be eligible for incentives such as an increase in density or reduced parking requirements, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

(MM) MIXED USE - MID RISE



Purpose: To provide small to medium sized commercial or commercial and residential mixed use buildings that support transit oriented neighbourhoods.

Principal Forms and Uses: Mid or low rise buildings of up to twelve storeys that include commercial uses (e.g. retail, office) and which may also include residential uses on upper levels or along side streets/laneways. Active retail uses are encouraged at-grade on principal street frontages.

Complementary Uses: Child care, utilities, transportation corridors, parks, open space and community facilities. Home based businesses as an ancillary use.

Maximum Density: Medium density mixed use. Four storey buildings are generally permitted and applications seeking more than four storeys will be expected to align with or exceed City policy and significantly advance a City priority or objective. The additional benefit provided should be commensurate to the number of additional storeys.

Heritage Assets: A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset is incorporated into a development. Through a Heritage Revitalization Agreement, the development may be eligible for incentives such as an increase in density or reduced parking requirements, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

(MH) MIXED USE – HIGH RISE



Purpose: To provide low, mid and high rise commercial or commercial and residential mixed use buildings which create active and engaging principal streets.

Principal Forms and Uses: Low to high rise buildings which include commercial uses (e.g. retail, office) and which may also include residential uses on upper levels or along side streets/laneways. Active retail uses are encouraged at-grade on principal street frontages.

Complementary Uses: Child care, public schools, utilities, transportation corridors, parks, open space and community facilities. Home based businesses as an ancillary use.

Maximum Density: High density mixed use.

Heritage Assets: A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset on the site is appropriately incorporated into a development. Through a Heritage Revitalization Agreement, the development may be eligible for incentives such as an increase in density or a reduced parking requirement, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

(BDMU) BREWERY DISTRICT MIXED USE AND HEALTH CARE



Purpose: To provide large mixed use sites which must include multiple unit residential, retail and health care offices and facilities and may include other business and professional office uses.

Principal Forms and Uses: Multiple unit residential or commercial uses which must include health care offices and facilities which support an active principal street and which are synergetic with surrounding employment hubs.

Complementary Uses: Child care, utilities, transportation corridors, parks, open space and community facilities. Home based businesses as an ancillary use.

Maximum Density: High density mixed use.

(SGTMC) SAPPERTON GREEN TRANSIT ORIENTED MIXED USE COMMUNITY

Purpose: To provide a mix of medium to high density residential, office, retail, open space and public and other community serving facilities in a transit supportive, complete community.

The area will support office uses (750,000 sq. ft. floor space minimum), residential uses (3,400,000 sq. ft. floor space maximum equating to approximately 3,700 dwelling units and 7,500 residents) and community supportive retail commercial uses (approximately 150,000 sq. ft. floor space).

Public and/or private community serving facilities will be provided as appropriate. Floor space for non-profit community serving facilities will be excluded from the maximum floor space allowable. A minimum 15% of the site will be publicly accessible open space, including plazas, squares, parks, playgrounds and other open areas that are accessible to the public. Emphasis will be placed on active transportation linkages. Building heights will range from three storeys to a maximum of 35 storeys.

Development of the site will require a comprehensive Master Plan including guidelines to be created for the entire site prior to any rezoning of the site. The Master Plan is subject to a public review process.

(RHC) RESIDENTIAL – HIGH DENSITY / COMMUNITY FACILITY

Purpose: This area will contain high density multiple unit residential uses including rowhouses, side-by-side townhouses, stacked townhouses, low rises and high rises. This area will also contain community amenities such as child care, libraries, artist studios, art galleries or community space.

Maximum Density: High density mixed use.

(C) COMMERCIAL



Purpose: To allow retail, service and office commercial uses which are primarily car-oriented in nature and not appropriate on pedestrian oriented commercial streets. Such uses could include drive-through restaurants, retail sale of large products (e.g. larger home appliances or yard equipment) and automobile service, sales and repair.

Principal Forms and Uses: Retail, service and office commercial uses.

Complementary Uses: Utilities, transportation corridors, parks, open space and community facilities.

Maximum Density: Low density commercial.

(CHC) COMMERCIAL AND HEALTH CARE

Purpose: To provide healthcare and healthcare related uses and housing which primarily supports the Royal Columbian Hospital workforce.

Principal Forms and Uses: High, mid or low rise buildings that include commercial uses (e.g. retail, office), including healthcare related office, healthcare related research and commercial retail uses. Active retail uses are encouraged at-grade on principal street frontages. When a site is owned or long term leased, and operated by government or a registered non-profit housing provider, and the affordability level and rental tenure is secured through a Housing Agreement or similar tool, the upper levels may include affordable housing up to a maximum of 3.0 floor space ratio.

Complementary Uses: Healthcare related ultra-light manufacturing uses, healthcare related institutional uses, child care, utilities, transportation corridors, parks, open space and community facilities. Home based businesses as an ancillary use.

Maximum Density: Medium density mixed use.

(ME) MIXED EMPLOYMENT



Purpose: To allow a variety of commercial, light industrial and service commercial uses with a focus on employment generation.

Principal Forms and Uses: Light industrial, service and office commercial uses.

Complementary Uses: Utilities, transportation corridors, parks, open space and community facilities. Retail uses ancillary to the business on these properties (e.g. small scale retail).

Maximum Density: Density will range based on the context of the subject site.

(P) MAJOR INSTITUTIONAL



Purpose: To allow large scale institutional uses.

Principal Forms and Uses: Institutional uses, including schools, hospitals and places of worship.

Complementary Uses: Child care, utilities, transportation corridors, parks, open space and community facilities. Some ancillary commercial and residential uses may be permitted.

(I) INDUSTRIAL

Purpose: To allow industrial uses including heavy and light industrial uses and those industrial uses that are dependent on riverfront access. Large sites with this designation are intended to be preserved for large scale or land intensive uses and as such, subdivision is discouraged. Creative reuse of heritage assets is encouraged.

Principal Forms and Uses: Industrial.

Complementary Uses: Utilities, transportation corridors, parks, open space and community facilities.



(U) UTILITIES AND TRANSPORTATION INFRASTRUCTURE

Purpose: To allow utilities (e.g. pump stations, electrical substations) or major transportation corridors (e.g. rail tracks, SkyTrain) which are expected to remain in the long term.

Principal Forms and Uses: Utilities and other non-major transportation infrastructure (e.g. trails, greenways, bike paths, roads, rail tracks, SkyTrain).

Complementary Uses: Parks and open spaces where they do not conflict with the principal use.



(IN) INTERTIDAL

Purpose: To preserve intertidal areas of the Fraser River foreshore in a predominantly natural state. Approval from other agencies (e.g. Vancouver Fraser Port Authority) may also be required prior to development being approved.

Principal Forms and Uses: Natural habitat areas.

Complementary Uses: Uses such as lookouts, trails and docks, and marine commercial and working river uses such as wharfs, are permitted as long as the surrounding natural habitat is enhanced.



(H/N) HABITAT / NATURAL AREA



Purpose: To preserve intertidal areas of the Fraser River foreshore in a predominantly natural state. Approval from other agencies (e.g. Vancouver Fraser Port Authority) may also be required prior to development being approved.

Principal Forms and Uses: Natural habitat areas.

Complementary Uses: Trails, parks, open space and log boom storage where they do not conflict with the principal use.

PARKS, OPEN SPACE AND COMMUNITY FACILITIES



Purpose: To provide places of public assembly and recreation. In most cases, these sites are publicly owned.

Principal Forms and Uses: Parks, open space, natural areas, community activities, cultural uses, community facilities such as libraries or community centres and City facilities such as fire halls and City Hall.

Complementary Uses: This area may accommodate retail and restaurant uses, and other similar activities and uses if these enhance the unique character of a site or increase social activity and interest.

(CEM) CEMETERY



Purpose: To identify and retain areas used for cemeteries.

Principal Forms and Uses: Cemeteries and memorial gardens.

Complementary Uses: Funeral services, crematoriums, places of worship, parks and open spaces.

(BC) BENT COURT STUDY AREA

Purpose: To provide a mixed use and mixed density area which preserves existing heritage assets and streetscape character while recognizing existing development entitlements.



Through a Heritage Revitalization Agreement, a City established density transfer program or similar tool, a mix of commercial and residential uses are expected in this area. Through this process, a development may be eligible for incentives such as reduced parking requirements, increased flexibility of other parking requirements (e.g. size, location), reduction in or waiving of required commercial space and consideration of purchase of City owned land and rights-of-way to facilitate consolidation of provision of parking which would make it viable to conserve assets with heritage merit.

To facilitate consolidation options which preserve heritage assets, and which provide opportunity to achieve development entitlements, an Advance Consolidation Plan will be created.

(LTS) LOWER TWELFTH STREET AND SHARPE STREET STUDY AREA



Purpose: To provide an area that includes non-traditional mixes of uses including ultra-light industrial, residential, institutional uses (e.g. child care, health or care facilities), public schools, retail and service commercial within individual buildings and projects.

A Master Plan, including guidelines, will be prepared to guide the transition of the Lower Twelfth Street and Sharpe Street Study Area from commercial service and industrial uses to this creative mixed use area, with spaces for users such as artists, crafts people, artisans and other creators. The Master Plan will determine the appropriate uses, location of uses, building forms and general expected densities. Further, this Master Plan will explore incorporation and adaptive reuse of existing heritage buildings and the provision of affordable 'maker spaces'. This Master Plan is subject to a public consultation process.

Catalyst projects may be considered in advance of the Master Plan if the project meets the objectives of the area and will set a high standard for the Lower Twelfth Street and Sharpe Street Study Area. Other catalyst projects that strongly support other City priorities would also be considered.

(CD) COMPREHENSIVE DEVELOPMENT

Purpose: To transition to the Frequent Transit Development Area (FTDA) surrounding the 22nd Street SkyTrain Station from low density residential uses to a mixed use node, which will include infill townhouses, low and high rise residential buildings, and mixed use high rise buildings. A commercial main street is envisioned for Seventh Avenue. It is also envisioned that the highest density uses are located closest to the station and that there is a transition to lower density uses away from the station. The anticipated land use designations are indicated on Map 16: Proposed Land Use Designations for the 22nd Street Station FTDA.

Prior to consideration of rezoning applications in this area a Master Plan will be created for the area. This Master Plan is subject to a public consultation process and must consider the findings of the work outlined below.

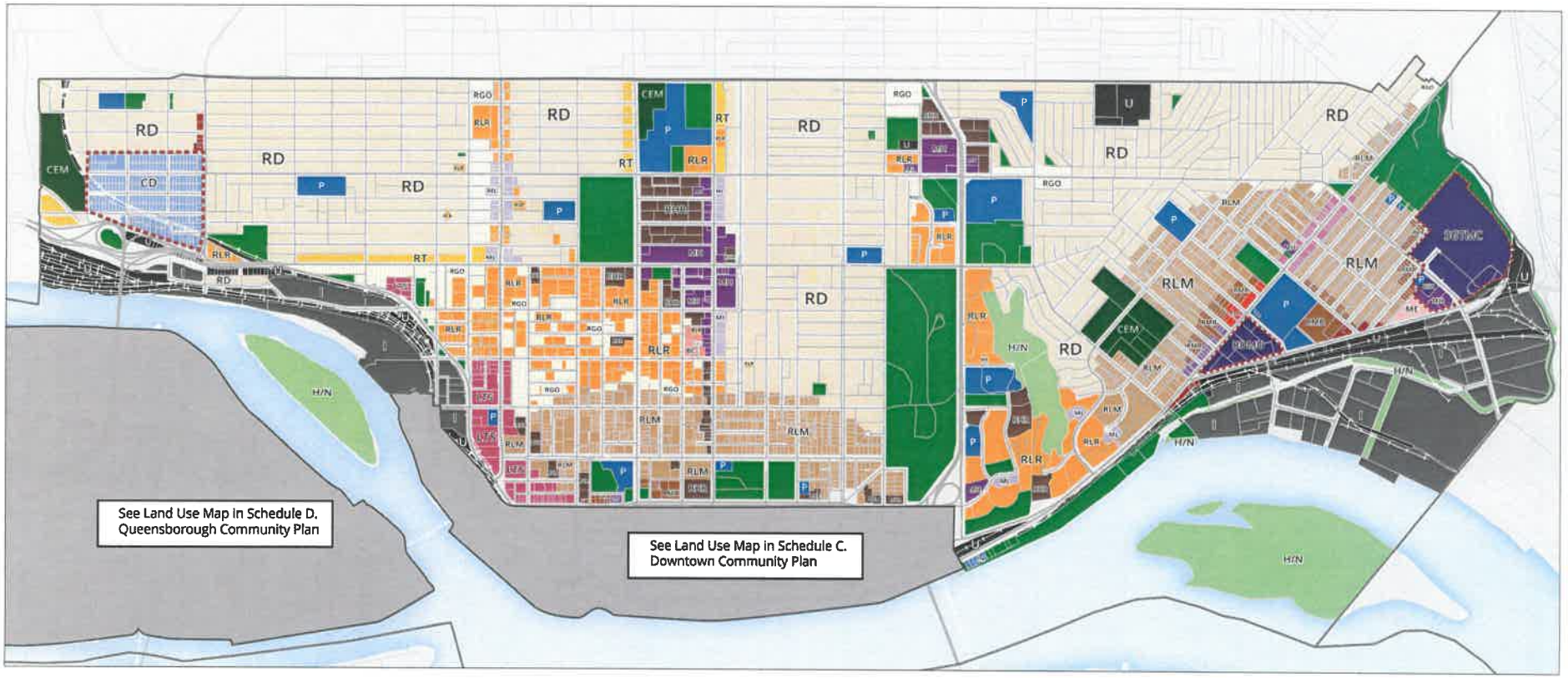
The Master Plan process will include:

- Conducting a detailed transportation study that would explore current and future conditions and make recommendations for all modes of transportation with the purpose of improving access to and circulation throughout the neighbourhood.
- Defining the desired land assembly patterns for redevelopment.
- Identifying the appropriate community amenities in the area and surrounding neighbourhoods.
- Determining the appropriate financing growth program to help fund community amenities.
- Drafting design guidelines for the private and public realm to ensure a high standard of architecture and urban design.
- Working with TransLink to develop a Facility Integration Plan.

Map 16.
Proposed Land Use Designations for the 22nd Street Station FTDA



Map 17.
Land Use Designation Map



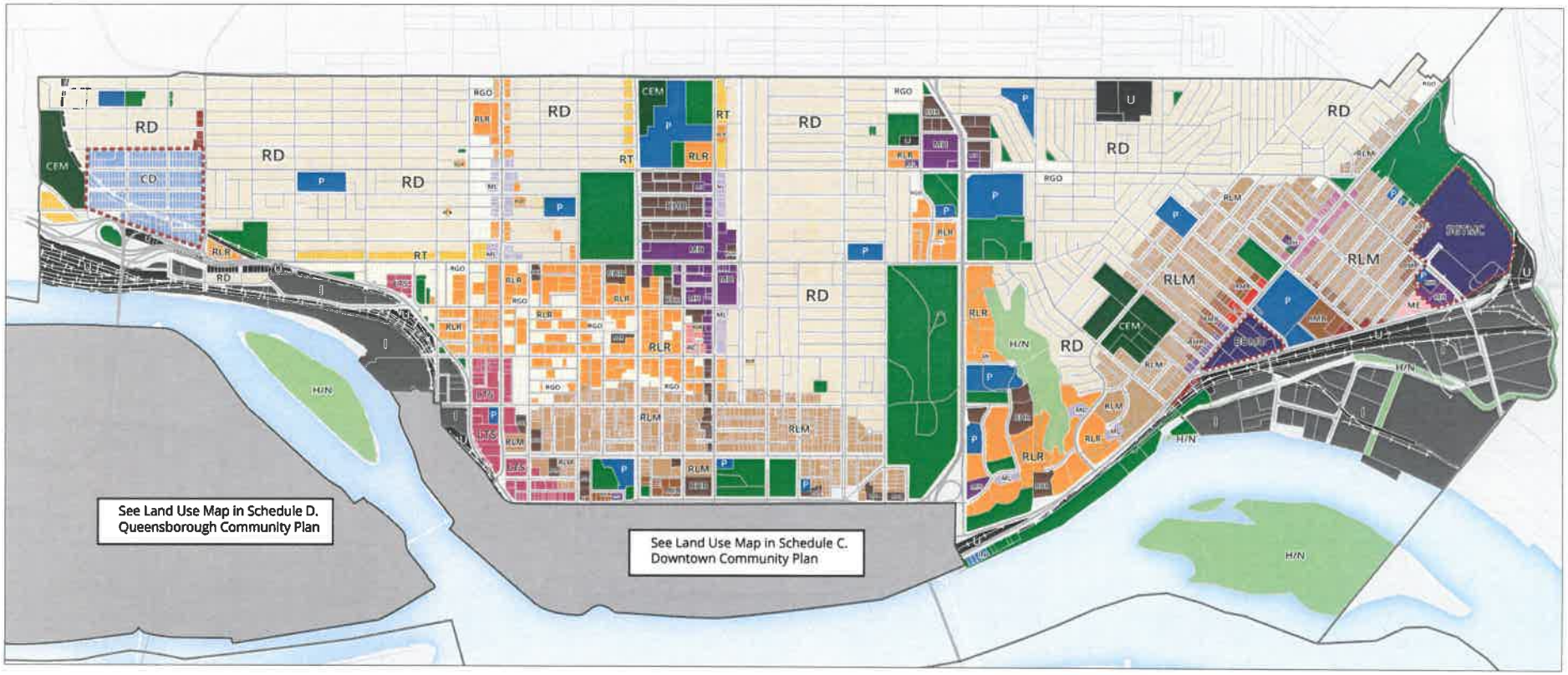
KEY:

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

Schedule 4
to Bylaw No. 8522, 2025

"Appendix C: Land Use Designation Map"

Appendix C. Land Use Designation Map



KEY:

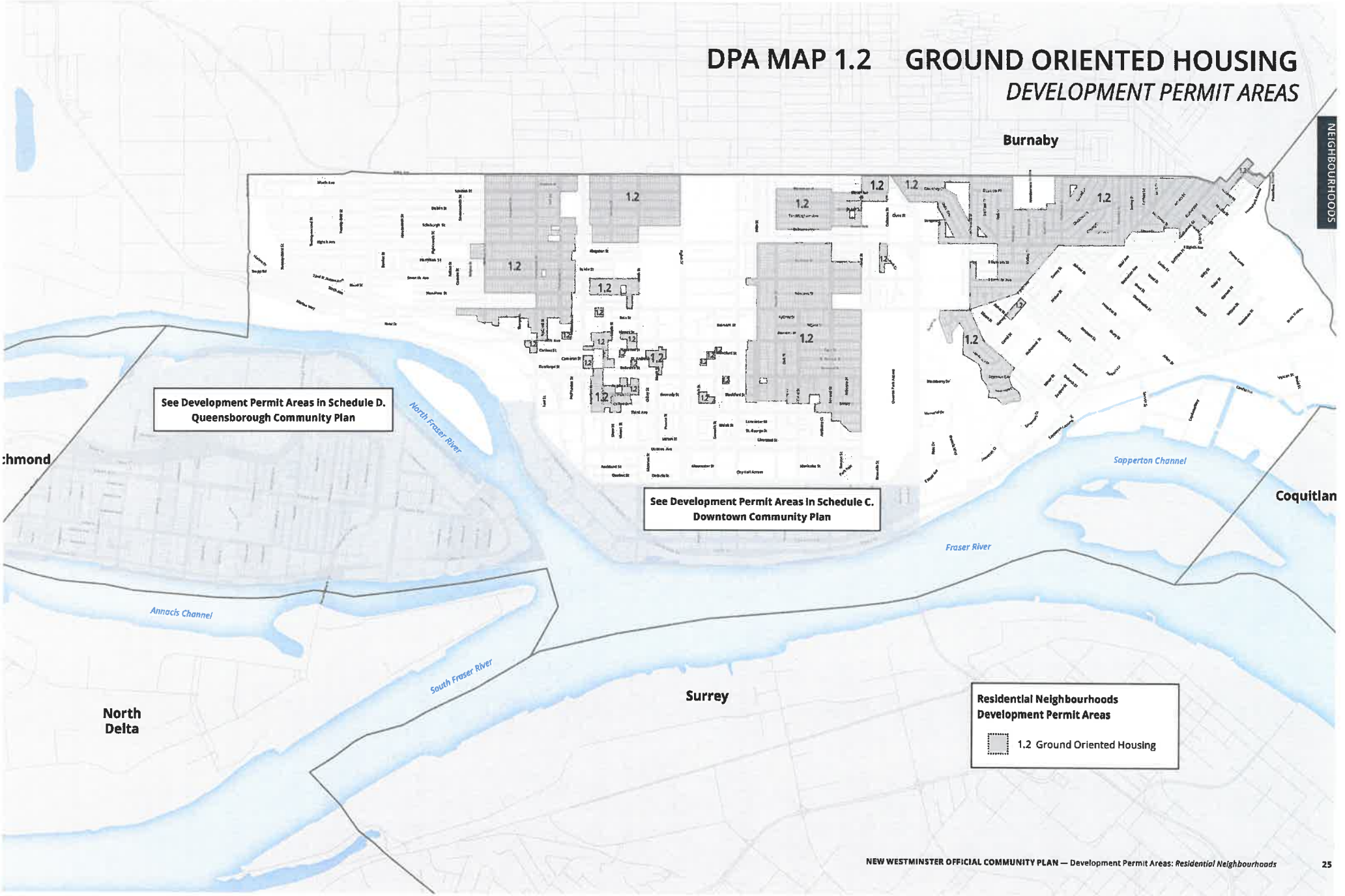
- **(RD)** Residential - Detached and Semi-Detached Housing
- **(RGO)** Residential - Ground Oriented Infill Housing
- **(RT)** Residential - Townhouse
- **(RLR)** Residential - Low Rise
- **(RLM)** Residential - Limited Mid Rise
- **(RMR)** Residential - Mid Rise
- **(RHR)** Residential - High Rise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

Schedule 5
to Bylaw No. 8522, 2025

"DPA Map 1.2 Ground Oriented Housing"

DPA MAP 1.2 GROUND ORIENTED HOUSING

DEVELOPMENT PERMIT AREAS

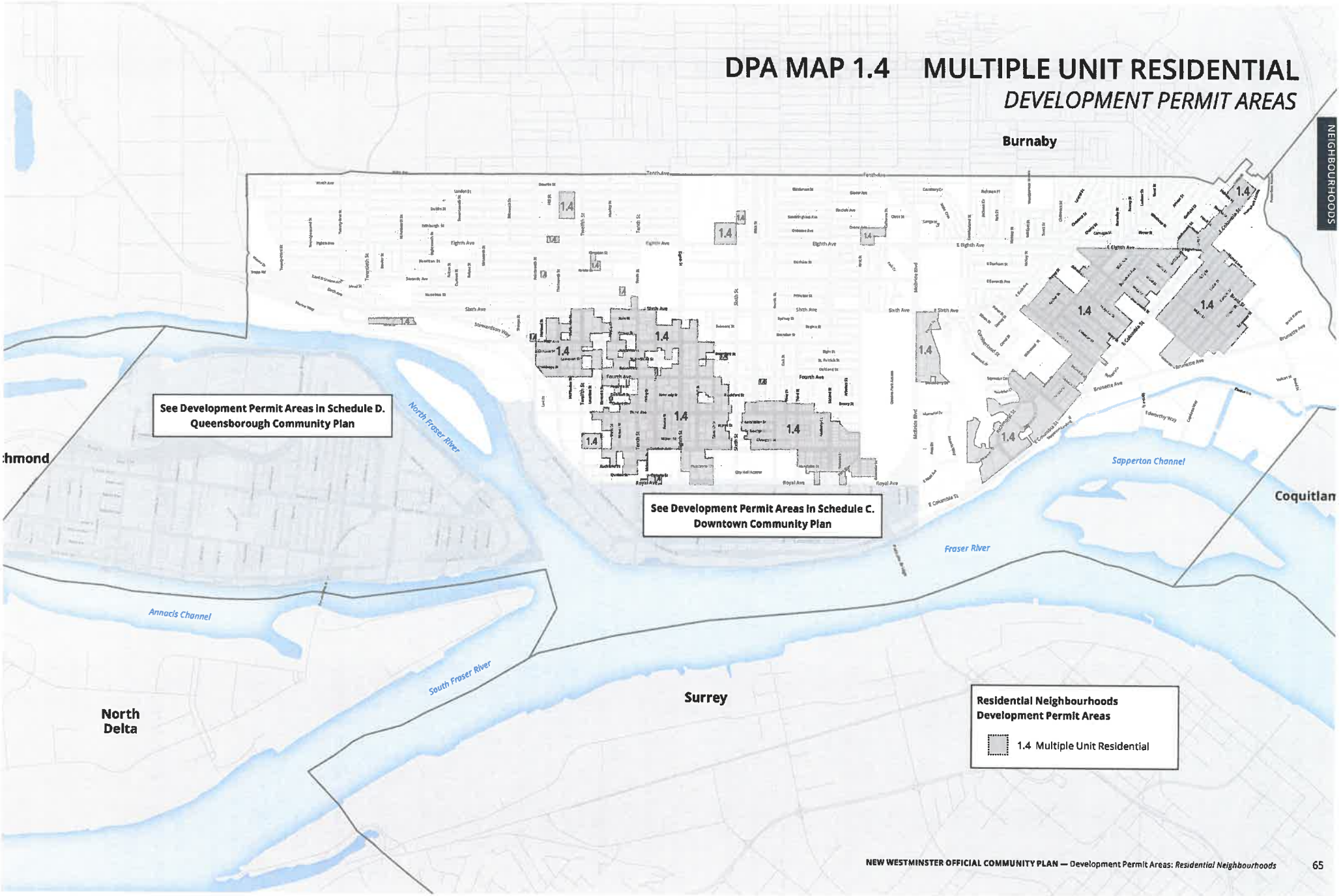


Schedule 6
to Bylaw No. 8522, 2025

"DPA Map 1.4 Multiple Residential"

DPA MAP 1.4 MULTIPLE UNIT RESIDENTIAL

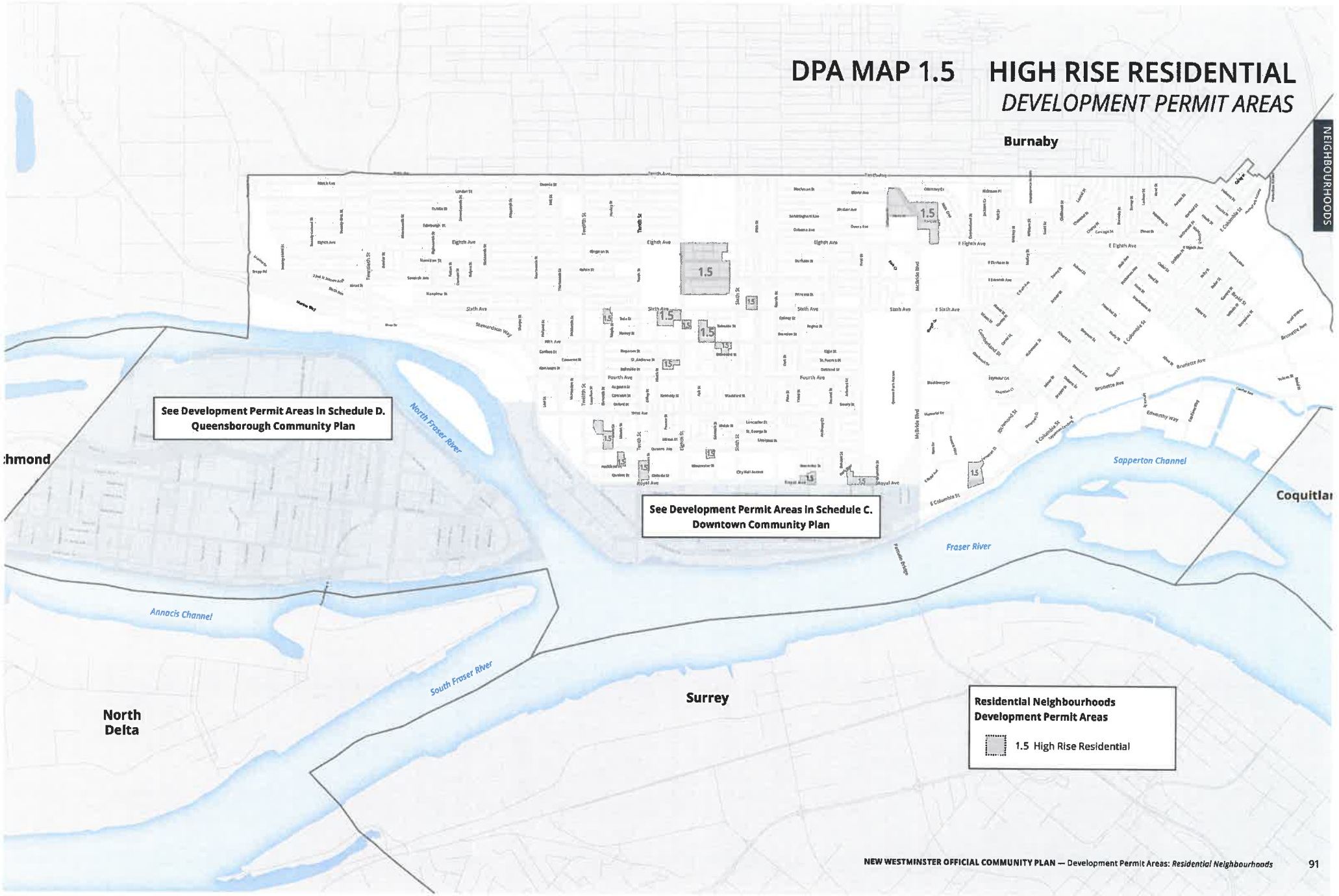
DEVELOPMENT PERMIT AREAS



Schedule 7
to Bylaw No. 8522, 2025

"DPA Map 1.5 High Rise Residential"

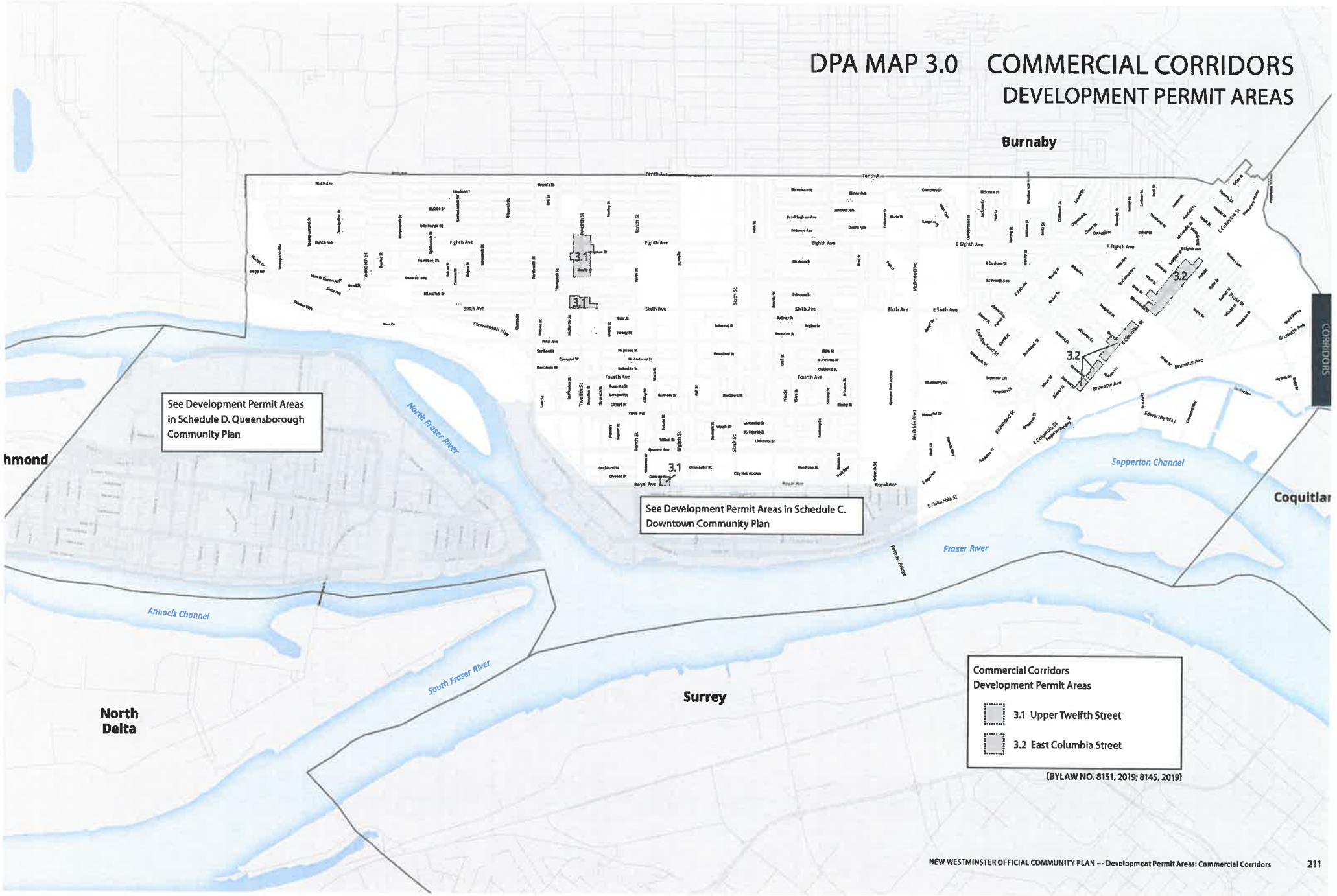
DPA MAP 1.5 HIGH RISE RESIDENTIAL
DEVELOPMENT PERMIT AREAS



Schedule 8
to Bylaw No. 8522, 2025

"DPA Map 3.0 Commercial Corridors"

DPA MAP 3.0 COMMERCIAL CORRIDORS
DEVELOPMENT PERMIT AREAS



[BYLAW NO. 8151, 2019; 8145, 2019]

Schedule 9
to Bylaw No. 8522, 2025

"DPA 8.3 22nd Street"

8.3
22ND STREET

INTRODUCTION

The 22nd Street study area, identified as Development Permit Area 8.3 [See Map 8.0], is designated to advance the long term land use and urban design objectives outlined in reGENERATE: A Long-Range Vision for the Neighbourhood Around 22nd Street SkyTrain Station (the Vision). This Vision guides the transformation of the study area from a predominantly single detached dwelling neighbourhood into a higher density, mixed use, green and resilient, climate friendly, and transit oriented community.

Development permit guidelines will be developed for the neighbourhood that will ensure the Vision and its objectives are achieved through high quality design and climate friendly new buildings.

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

- establishment of objectives for the form and character of commercial, mixed use and multi-family residential development;
- establishment of objectives to promote energy conservation (as outlined in the Justification section of this schedule);
- establishment of objectives to promote water conservation;
- establishment of objectives to promote the reduction of greenhouse gas emissions; and
- establishment of objectives for protection of the natural environment, its ecosystems, and biological diversity (as outlined in the Justification section of this schedule).

Applications to develop properties within this Development Permit Area for laneway and carriage houses must instead comply with the guidelines included in the Laneway and Carriage Houses Residential Development Permit Area.

Applications to develop properties within this Development Permit Area for ground oriented housing forms, must instead comply with the guidelines included in the Ground Oriented Housing Development Permit Area.

Applications to develop properties within this Development Permit Area for townhouses, must instead comply with the guidelines included in the Townhouse Development Permit Area.

Applications to develop properties within this Development Permit Area for low rise multi-unit residential buildings, must instead comply with the guidelines included in the Multiple Unit Residential Development Permit Area.

Applications to develop properties within this Development Permit Area for mid or high rise residential buildings, must instead comply with the guidelines included in the High Rise Residential Development Permit Area.

Applications to develop properties within this Development Permit Area for low or mid rise mixed use buildings must instead comply with the guidelines included in the Upper Twelfth Street Commercial Corridors Development Permit Area.

Applications to develop properties within this Development Permit Area for high rise mixed use buildings must instead comply with the guidelines included in the Uptown Mixed Use Node Development Permit Area.

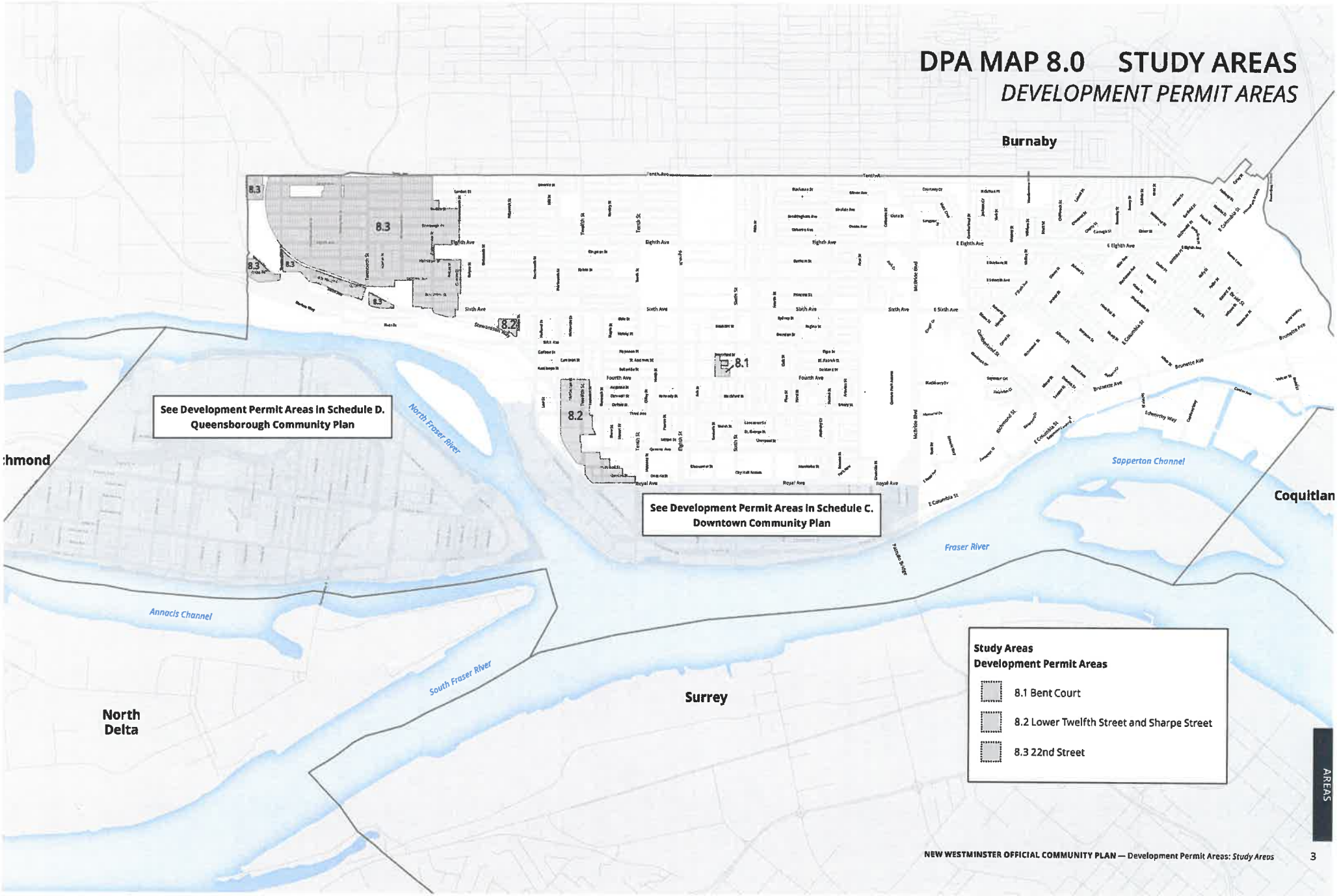
Applications to develop properties within this Development Permit Area for commercial uses, must instead comply with the guidelines included in the Twentieth Street Employment Lands Development Permit Area.

Schedule 10
to Bylaw No. 8522, 2025

"DPA Map 8.0"

DPA MAP 8.0 STUDY AREAS

DEVELOPMENT PERMIT AREAS



Schedule 11
to Bylaw No. 8522, 2025

"15.0 Land Use Designations"

15.0 Land Use Designations

(LAND USE MAP, SEE SCHEDULE F)

INTRODUCTION

Land Use Designations defined in this section are depicted on Schedule F: Land Use Map, which illustrates the City's long term land use concept. This concept outlines future land uses that the City intends to support or consider over time, in alignment with the goals and policies of the Downtown Community Plan. The map and designations are intended to reflect the goals and policies of the Downtown Community Plan and should be read together. Combining the information in this section with the policies throughout the Plan provides a balanced reflection of where, when and how development should proceed throughout Downtown.

IMPLEMENTATION

Implementation of the Plan's vision is intended to take place over time through applications for development such as rezoning of land, and through Development Permits and Special Development Permits. Zoning regulations specify permitted land uses and densities on a site-by-site basis and are intended to be consistent with the provisions outlined in this section. Section 16.0 Development Permit Area identifies a set of guidelines specific to Downtown that new development must comply with. New development must be authorized by a Development Permit or Special Development Permit which confirms the development meets the intent of the guidelines.

This Plan works in conjunction with the Official Community Plan. The Land Use Designation Map in the Official Community Plan does not include land use designations for areas covered by the Downtown Community Plan. The Downtown Community Plan has its own map and Development Permit Area.

INTERPRETATION

The Land Use Map generally follows parcel boundaries. However, where there is a discrepancy, designation boundaries should be considered approximate. Though not shown on the map, the land use designation on each site extends to the centre line of any abutting roads and lanes. Development of lots, including through Heritage Revitalization Agreements and other similar tools, that cross land use designation boundaries will be considered if the proposed land uses on each portion of the lot align with their respective land use designations. This consideration will apply provided there is an appropriate transition between uses, and supports the overall principles of the Downtown Community Plan.

Each land use designation definition outlines what may be possible on sites with that designation. However not all sites/properties will be able to meet the maximums outlined in the designation due to limitations created by context (e.g. adjacent uses) and site constraints (e.g. lot depth, grading). Appropriateness will be reviewed at the time of development application submission.

OUTLINE

Each land use designation includes most of the following elements:

Purpose: an explanation of the vision and objectives of this designation.

Principal Forms and Uses: the primary uses or category of uses, and/or the building forms expected in areas with the designation. While these uses and forms are expected on a majority of the properties within this designation, complementary uses may occasionally occur.

Complementary Uses: other uses that may happen in areas with the designation. Unless otherwise specified, these uses may happen on the same site as primary uses, on the same site as other complementary uses, or as the only use on the site. When specified as ancillary, these uses may only happen when secondary to the Principal Forms and Uses. Other than public schools, or unless otherwise specified, complementary uses must comply with the maximum density listed in the relevant land use designation. Unlike primary uses, complementary uses are only expected occasionally and are not expected on many sites. Additional detail may be included as guidelines in Section 16.0 Development Permit Areas.

Maximum Density: a general density category to set expectations. Additional detail may be included as guidelines in Section 16.0 Development Permit Areas. Specific height and density entitlements are established by the Zoning Bylaw.

Heritage Assets: retention of heritage assets is a priority for the City. This section helps communicate the expectations for heritage assets that exist in areas with this designation. The appropriate incentives are unique to each site and situation. The City's heritage policies and the Standards for the Conservation of Historic Places in Canada (as amended from time to time) will be considered. Additional detail may be included as guidelines in Section 16.0 Development Permit Areas.

Precedent Image: an example of what the permitted form or primary use could look like.

DEVELOPMENT APPROVAL INFORMATION REQUIREMENTS

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For the purposes of Section 485 of the *Local Government Act*, an applicant for an amendment to the Zoning Bylaw, a development permit or a temporary use permit may be required to provide development approval information in accordance with Development Application Procedures Bylaw No. 5658, 1987 (as amended) if any of the following apply:

1. The development may result in impacts on:

a. transportation patterns and traffic flow;

b. infrastructure including sewer, water, drainage, electrical supply or distribution, roads, street lighting and street trees;

c. public facilities including schools and parks;

d. community services; or

e. the natural environment.

2. The development may result in other impacts that would be relevant to the decision of Council or its delegate on whether to approve the development.

3. The information is required to determine whether the development is in accordance with any applicable development permit guidelines or any other relevant guidelines to which the City may refer in relation to a decision on a zoning amendment or temporary use permit application.

The objective of the above provisions is to ensure that applicable studies and relevant information are provided to the City prior to development, in order for the City to evaluate the impact of the development on the community.

LAND USE DESIGNATIONS

The definitions of the land use designations shown on Schedule F. Land Use Map are outlined below:

Note: Residential buildings (or residential portions of buildings) can include different tenures (e.g. rental housing, strata, co-op housing), various levels of affordable housing (e.g. supportive housing, below- and non-market housing), and various forms of care facilities (e.g. assisted living) when in compliance with the form and maximum density in the land use designation and when in keeping with City policies.

Note: The scale of institutional uses must be in keeping with the scale of the principal form and uses permitted by the land use designation.

Note: There are no agricultural lands or sand or gravel deposits suitable for future extraction in Downtown.

Note: In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

(RLM) RESIDENTIAL – LIMITED MID RISE



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Purpose: To provide a mix of small to medium sized multiple unit residential buildings that create a transition between higher density transit oriented neighbourhoods and lower density neighborhoods.

Principal Forms and Uses: Mid rise residential buildings of up to eight storeys, low rise residential buildings, stacked townhouses, side-by-side townhouses, and ground oriented infill housing.

Complementary Uses: Small scale local commercial uses (e.g. corner stores), child care, public schools, utilities, transportation corridors, parks, open space, and community facilities. Home based businesses and places of worship as an ancillary use.

Maximum Density: Medium density residential. Four storey buildings are generally permitted, and applications seeking more than four storeys will be expected to align with or exceed City policy and significantly advance a City priority or objective. The additional benefit provided should be commensurate with the number of additional storeys.

Heritage Assets: A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset is incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in building height or density which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

(RMR) RESIDENTIAL - MID RISE



Purpose: To provide small to medium sized multiple unit residential buildings in transit oriented neighbourhoods.

Principal Forms and Uses: Mid rise residential buildings of up to twelve storeys, low rise residential building, stacked townhouses, townhouses, and ground oriented infill housing.

Complementary Uses: Small scale local commercial uses (e.g. corner stores), child care, public schools, utilities, transportation corridors, parks, open space, and community facilities. Home based businesses and places of worship as an ancillary use.

Maximum Density: Medium density residential. Four storey buildings are generally permitted, and applications seeking more than four storeys will be expected to align with or exceed City policy and significantly advance a City priority or objective. The additional benefit provided should be commensurate with the number of additional storeys.

Heritage Assets: A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset is incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in building height or density, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

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(RHR) RESIDENTIAL – HIGH RISE



Purpose: To provide a mix of small to large sized multiple unit residential buildings.

Principal Forms and Uses: High rise, mid rise and low rise residential buildings, stacked townhouses, and side-by-side townhouses.

Complementary Uses: Small scale local commercial uses (e.g. corner stores), child care, public schools, utilities, transportation corridors, parks, open space, and community facilities. Home based businesses and places of worship as an ancillary use.

Maximum Density: High density residential.

Heritage Assets: A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset on the site is appropriately incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in density or a reduced parking requirement, which would make it viable to conserve assets of heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

(MCH) MIXED USE COLUMBIA HISTORIC



Purpose: To provide low-, mid- and high-rise commercial or commercial and residential mixed use buildings that create active and engaging principal streets, and are sympathetic to and respectful of heritage assets the of the Columbia Street Historic District.

Principal Forms and Uses: Mixed-use (commercial and/or residential) along Columbia Street. Street level uses are limited to retail, office, service, restaurant, entertainment, arts and culture, and recreation. Commercial and residential on upper levels.

Complementary Uses: Child care, utilities, transportation corridors, parks, open space, and community facilities. Home based businesses as an ancillary use.

Maximum Density: Non-heritage sites over 1,214 m^2 (13,067 ft^2) up to 20 storeys.

Heritage Assets: Identified heritage sites will be protected. Development must be sympathetic to and respectful of heritage assets, even if the asset is on an adjacent site. A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset is incorporated into a development. Façade retention will be encouraged over full demolition of a heritage building. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as increased building height or density, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

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(MHD) MIXED USE - HIGH DENSITY



Purpose: To provide small to large commercial, residential, or commercial and residential mixed use buildings to support a transit oriented neighbourhood.

Principal Forms and Uses: Low to high rise buildings which include commercial uses (e.g. retail, office, service) or residential uses (can be one use or multiple uses). Active retail uses are required on street frontages identified as "Commercial Street at Street Level" on Schedule F (Land Use Map). Despite what is shown in Schedule F (Land Use Map), the requirement for at grade commercial does not apply to the properties with civic addresses of 602 Agnes Street and 60 Sixth Street if all housing on that land is supportive housing.

Complementary Uses: Child care, public schools, utilities, transportation corridors, parks, open space, and community facilities. Home based businesses as an ancillary use.

Maximum Density: High density residential.

Heritage Assets: Development should be sympathetic to and respectful of heritage assets, even if the asset is on an adjacent site. A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset is incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as increased building height or density, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

(CW) COMMERCIAL WATERFRONT



Purpose: To provide commercial uses that activate the riverfront. Approval from other agencies (e.g. Vancouver Fraser Port Authority) may also be required prior to development being approved.

Principal Forms and Uses: Commercial only: retail, service, office, restaurant, entertainment, hotel, arts and culture. Active retail uses are encouraged at-grade on esplanade frontages.

Complementary Uses: Child care, utilities, transportation corridors, parks, open space, and community facilities. Some ancillary residential uses may be permitted.

IRVING HOUSE CULTURAL COMMERCIAL



Purpose: To provide places of public assembly and community facilities.

Principal Forms and Uses: Community facilities.

Complementary Uses: Small retail, restaurant, service that will be synergistic with Irving House.

PARKS, OPEN SPACE AND COMMUNITY FACILITIES



Purpose: To provide places of public assembly and recreation. In most cases, these sites are publicly owned.

Principal Forms and Uses: Parks, open space, natural areas, community activities, cultural uses, and community facilities such as libraries or community centres, and City facilities such as fire halls and City Hall.

Complementary Uses: This area may accommodate retail and restaurant uses, and other similar activities and uses if these enhance the unique character of a site or increase social activity and interest.

MUNI EVERS RESIDENTIAL / PARK

Purpose: To provide places of public assembly and recreation, and a mix of small to large sized multiple unit multiple unit residential buildings.

Principal Forms and Uses: High rise, mid rise and low rise residential buildings, stacked townhouses, side-by-side townhouses, park and/or open space, and community facilities.

Complementary Uses: Small scale local commercial uses (e.g. corner stores), child care, utilities, and transportation corridors. Home based businesses as an ancillary use.

(P) MAJOR INSTITUTIONAL



Purpose: To allow large scale institutional uses such as schools and hospitals.

Principal Forms and Uses: Institutional uses, including schools, hospitals, and places of worship.

Complementary Uses: Some ancillary commercial and residential uses may be permitted.

(U) UTILITIES AND TRANSPORTATION INFRASTRUCTURE



Purpose: To allow utilities (e.g. pump stations, electrical substations) or major transportation corridors (e.g. rail tracks, SkyTrain) which are expected to remain in the long term.

Principal Forms and Uses: Utilities and other non-major transportation infrastructure (e.g. trails, greenways, bike paths, roads, rail tracks, SkyTrain).

Complementary Uses: Parks and open spaces where they do not conflict with the principal use.

PATTULLO BRIDGE REALIGNMENT STUDY

Purpose: Further study is required regarding the Pattullo Bridge realignment study. Uses permitted under the existing zoning will continue to be allowed.

DOWNTOWN COMPREHENSIVE DEVELOPMENT

Purpose: Further study is anticipated which may affect the mix and type of land use. Uses permitted under the existing zoning will continue to be allowed.

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Schedule 12
to Bylaw No. 8522, 2025

"Schedule F Land Use Map"

Schedule F
Land Use Map

