Infill Housing Program

What is the Infill Housing Program?

What is Infill Housing?

The Infill Housing Program recommends amendments to the Official Community Plan (OCP) and Zoning Bylaw to allow up to six units of ground oriented housing on single family and duplex properties across most of the city (see map below). This can include:

- Triplexes,
- Quadplexes,
- Multiplexes, and
- Secondary suites.

Provincial Small-Scale Multi-Unit Housing (SSMUH) legislation requires the City to allow 3 or 4 units per residential lot, depending on site size, and up to 6 units on lots within 400 metres of frequent bus stops. The City uses the term “infill housing” to refer to the same type of housing as SSMUH.

Where might we see Infill Housing?

The map below shows the proposed approach, subject to Council direction:

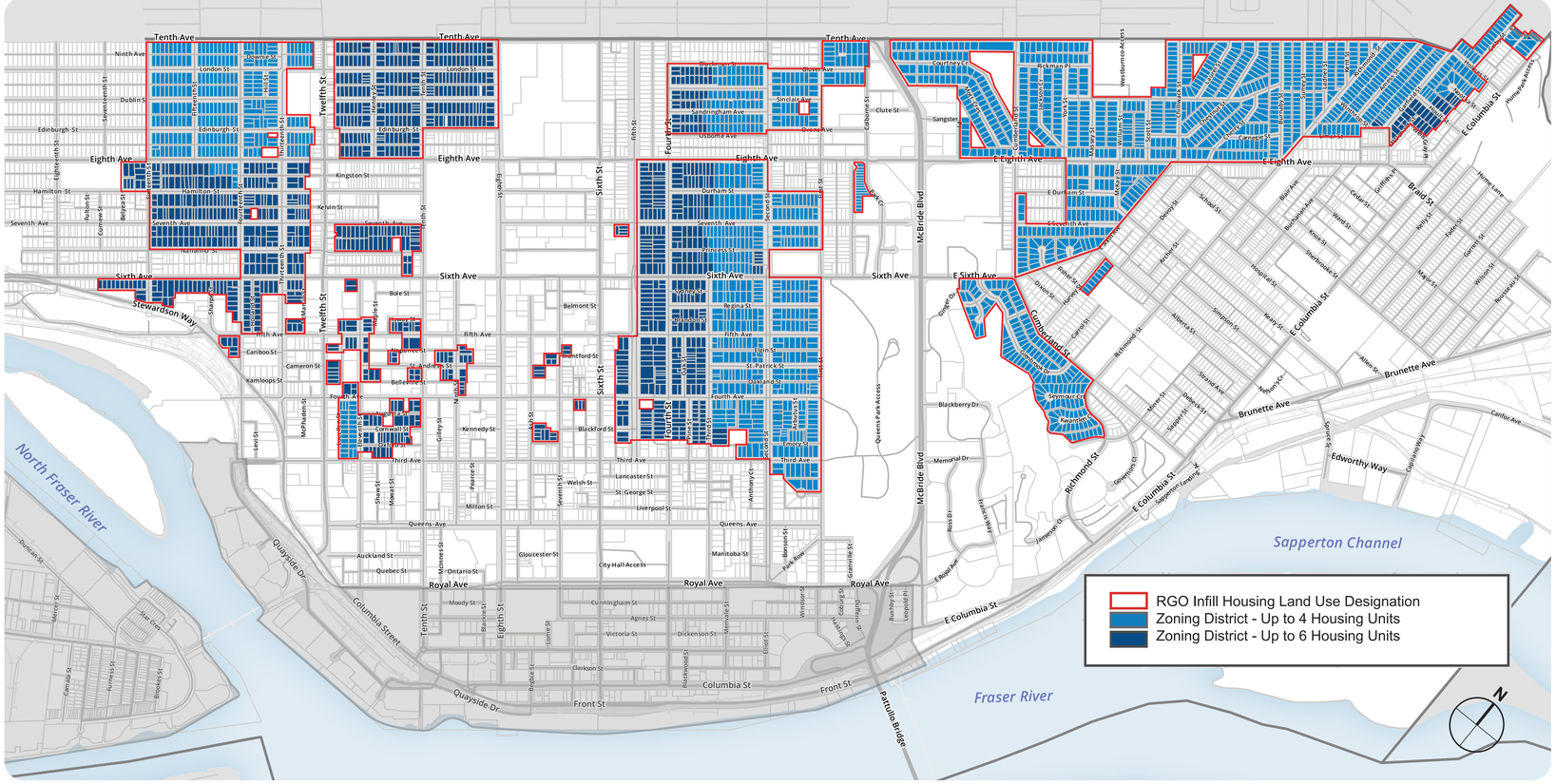
- Land designated for Infill Housing through the OCP, about 3,000 properties *(shown outlined in red)*
- Land zoned for up to 4 infill housing units, about 1,900 properties *(shown filled in light blue)*
- Land zoned for up to 6 infill housing units, about 1,100 properties *(shown filled in dark blue)*

This builds on the changes required by the Province, by allowing:

- Up to 4 or 6 units where 3 are required, to match the rest of the block, about 50 properties.
- Up to 6 units where 4 are required, about 150 properties

Winter 2025 Infill Housing engagement participants had a mixed response on where to allow up to 6 units, with 53% supporting 6 units only in areas required by the Province, 25% supporting 6 units in some additional areas, and 22% supporting 6 units across the whole area.

Infill Housing: Official Community Plan Land Use Designation and Zoning Districts Map



When might we see Infill Housing?

We expect change to happen slowly over time. Owners may choose to:

- sell their property,
- apply to build a new infill housing project,
- stay in their existing home, renovate or rebuild their home, rather than build any infill housing.

Redevelopment depends on factors outside of the City’s control, including owners’ choices, financing interest rates, and construction costs.

Queensborough

This program is not recommending changes to regulations in Queensborough, because more research is needed on infrastructure like water and sewer systems to see if the area can support more housing. The City will consult with residents before any changes in Queensborough are finalized.

Townhouses

The City’s Townhouse Program supports building townhouses by requiring more than one property to be combined for redevelopment.

For more information on the Townhouse Program, including a map of pre-zoned sites, visit: newwestcity.ca/townhouse.

Heritage

New provincial SSMUH legislation changes how heritage protection works in New Westminster. Current heritage designations and HRAs are still valid. However, going forward, new heritage protections must align with provincial rules about the number of homes permitted on a lot, depending on its size and how close it is to transit.

The Queen’s Park Heritage Conservation Area is still in place. Applications to renovate protected properties or, build new on sites in Queens Park, would still require a Heritage Alteration Permit and be evaluated against both:

- existing conservation area guidelines, and
- future guidelines for Infill Housing.

For more information on the City’s heritage policies, see: newwestcity.ca/heritage

Timeline of Next Steps

WE ARE HERE!

March 2026
Final analysis, Council direction setting, and community information events to present draft program

May 2026
Proposed bylaw amendments for Council consideration, and Public Hearing

June 2026
Council consideration of approval, and program implementation

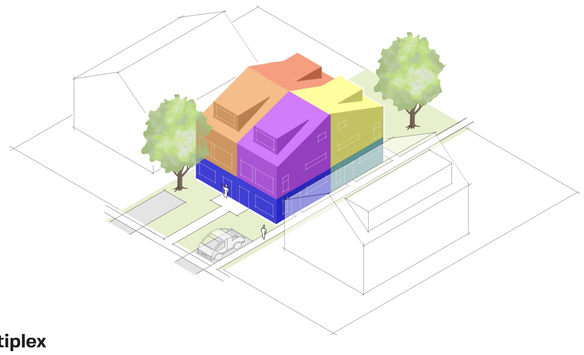
Infill Housing Program

What is the Infill Housing Program?

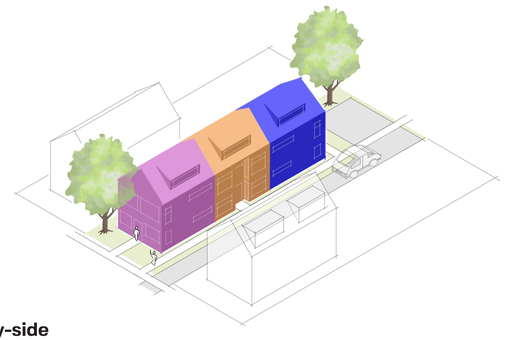
What might Infill Housing look like?

The program would allow for a variety of infill housing types, as shown in the examples below. Participants in Winter 2025 engagement supported this flexibility (61% agree or somewhat agree with allowing a variety of infill housing forms.)

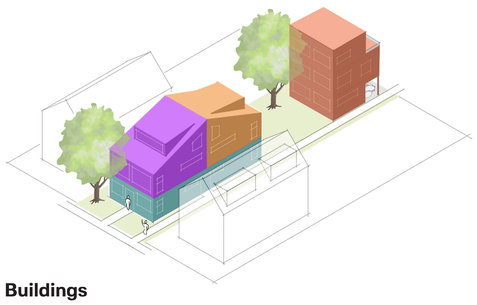
Example of infill housing unit arrangements:



Multiplex



Side-by-side



Multiple Buildings

Development Permit Area Guidelines

Applications for infill housing projects would require a Development Permit. New development permit guidelines are being drafted to ensure high quality housing and site design that fits well within city neighbourhoods, and encouraging best practices for reducing greenhouse gas emissions and promoting water and energy conservation.

Proposed Zoning Regulations

If approved, the Infill Housing program would create new zoning districts for properties that allow up to 4 units, and for properties that allow up to 6 units. Draft zoning regulations have been prepared, including unit type, density, vehicle parking, and tenure. Additional draft regulations are illustrated below. Site coverage and setback regulations help ensure open space and water drainage.

More details can be found at newwestcity.ca/infillhousing.

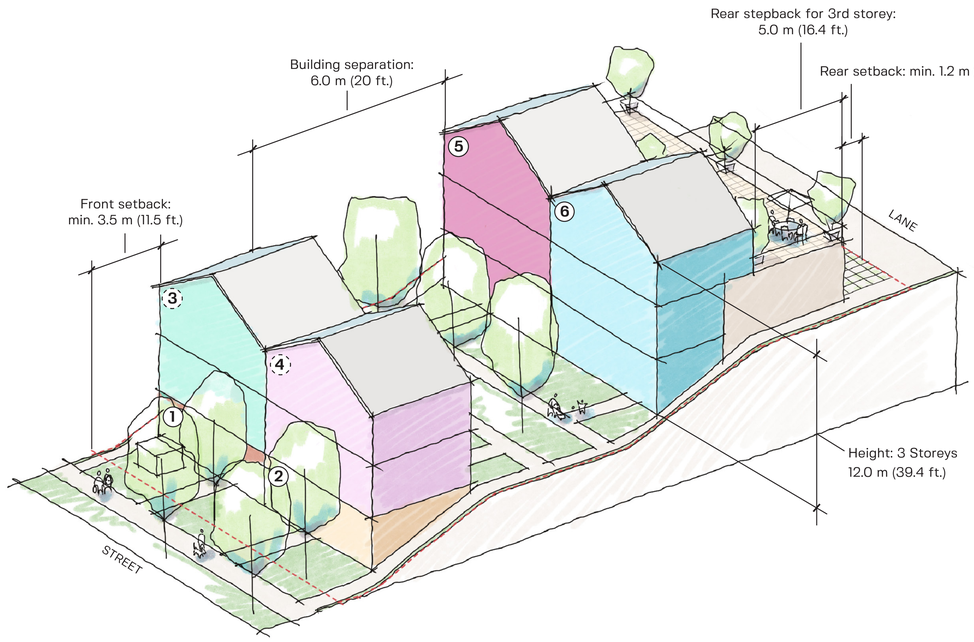
Example of 6-unit infill housing on a large lot with a lane

Max FSR for 6 units: 1.0 FSR

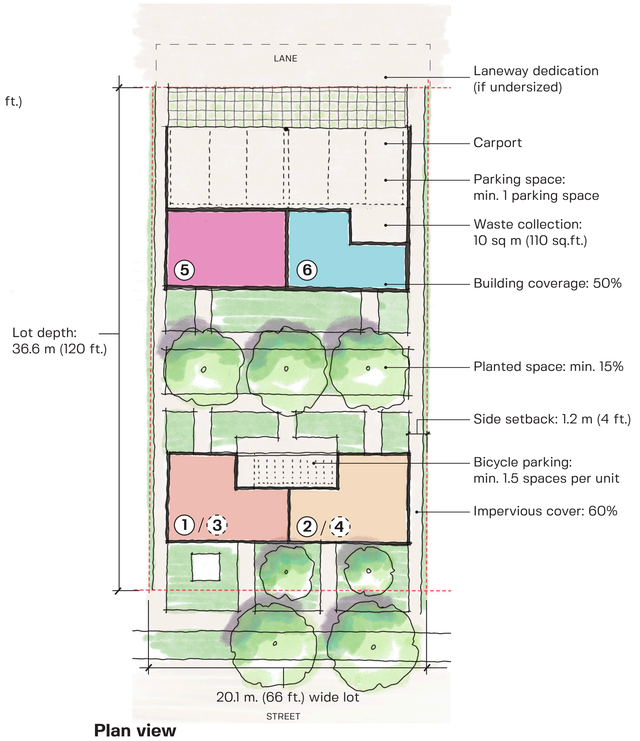
Total lot area: 736 sq m (7,920 sq.ft.)

Note: The maximum density and number of units will depend on the individual site context, size and topography.

Floor Space Ratio (FSR) is a measure of density, representing the total floor area of all building on a site, divided by the area of the site.



Axonometric view



Plan view

Legend:

- Property line
- Permeable Paving
- Impermeable Paving
- Tree and Planted Area
- Electrical Transformer
- (#) / (#) Unit Number / Upper Unit Number
- (1) ***Unit 1*** - 1 Bedroom, 57 sq m (615 sq.ft.)
- (2) ***Unit 2*** - 1 Bedroom, 57 sq m (615 sq.ft.)
- (3) ***Unit 3*** - 3 Bedroom, 105 sq m (1134 sq.ft.)
- (4) ***Unit 4*** - 3 Bedroom, 105 sq m (1134 sq.ft.)
- (5) ***Unit 5*** - 4 Bedroom, 158 sq m (1698 sq.ft.)
- (6) ***Unit 6*** - 4 Bedroom, 148 sq m (1589 sq.ft.)

Proposed Parking

Vehicular Parking

- 0 parking spaces near frequent bus service
- 1.0 parking space per principal dwelling unit
- 1.0 parking space for the first secondary dwelling unit on the property, 0 for the second, and 0.5 for any additional.

Bicycle Parking

- 1.5 bicycle parking spaces per unit

The recommendations aim to balance observed vehicle ownership rates with space for trees, open space, solid waste, and electrical infrastructure.

Almost half of Winter 2025 engagement participants felt that proposed off-street parking was “not enough” (48%), 30% felt it was “just right”, and 14% felt it was “too much”.

Density (FSR)

- 1 unit: 0.50-0.60 FSR*
- 2 units: 0.55-0.65 FSR*
- 3 units: 0.70 FSR
- 4 units: 0.80 FSR
- 5 units: 0.90 FSR
- 6 units: 1.00 FSR

**depending on base existing zone*