New Westminster

Implementation of Transit Oriented Development Area Extensions and Regional Planning Requirements

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May 25, 2026



Official Community Plan Amendment Bylaw No. 8574, 2026

Transit Oriented Development Area Extensions

- Apply the Official Community Plan "Residential – Limited Mid Rise (RLM)" designation to approximately 100 properties at the edges of the Provincial Transit Oriented Development Areas.

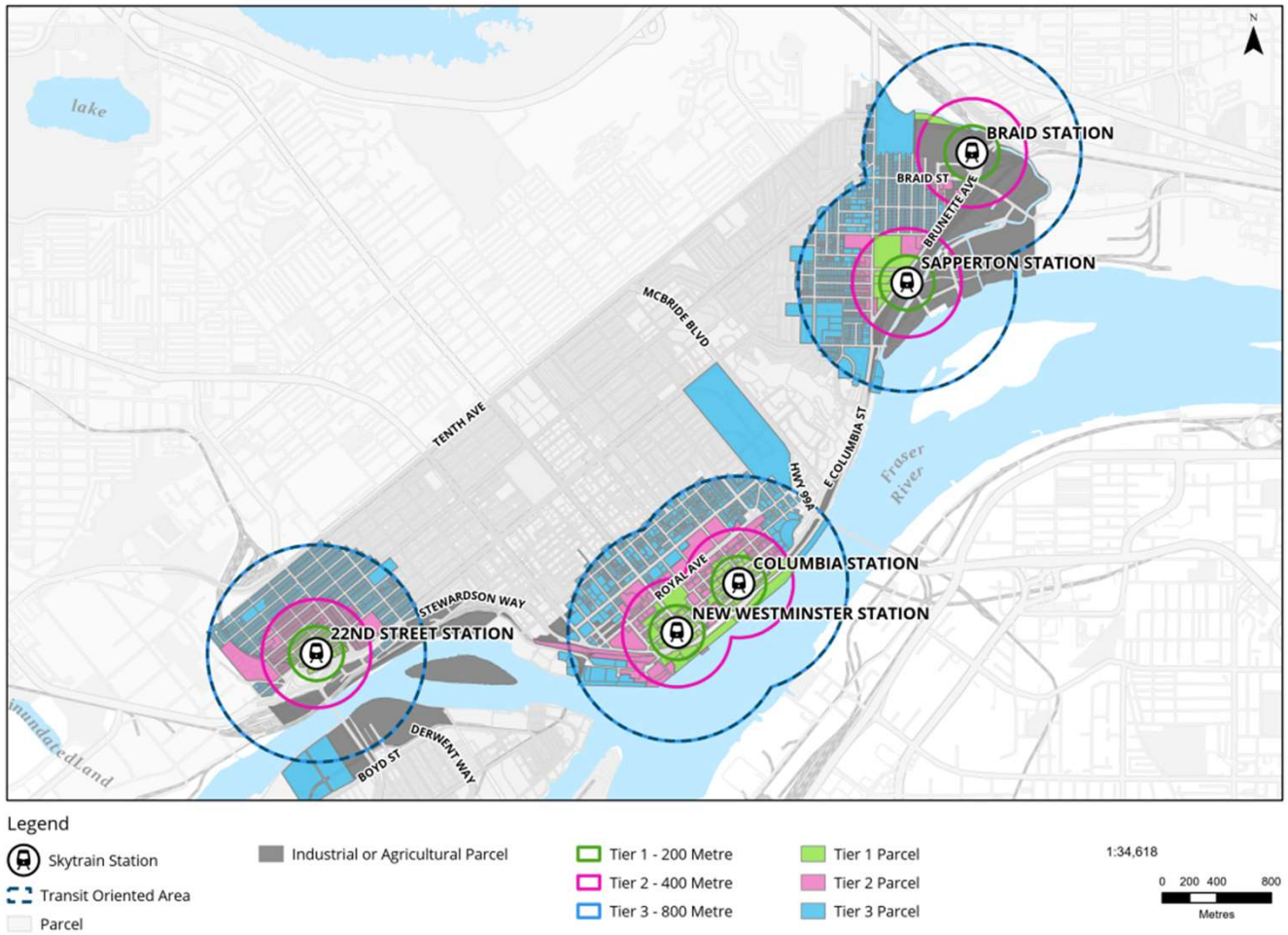
Regional Planning

- Demonstrate consistency with the Regional Growth Strategy through a new Regional Context Statement.

Other Official Community Plan Changes

- Incorporate targets, policies and actions for meeting the reduction of greenhouse gas emissions.
- Make minor administrative changes to the Queensborough Community Plan.

Transit Oriented Development Areas

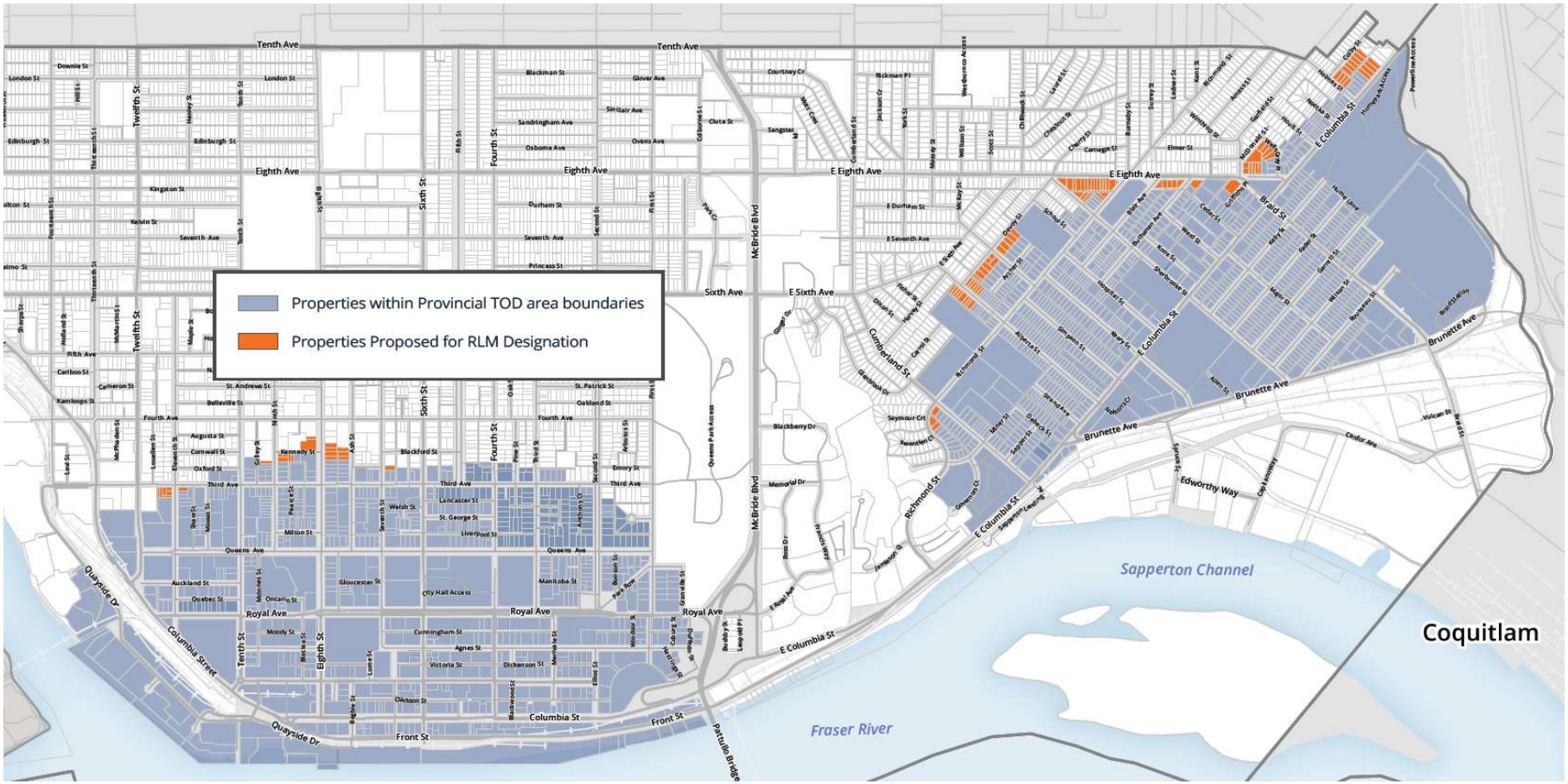


- Changes for Downtown, Sapperton and Braid Stations adopted in **February 2026.**
- Changes for 22nd Station by **Fall 2027.**
- **Rezoning still required.**

Transit Oriented Development Areas Extensions

- Apply the “Residential – Limited Mid Rise (RLM)” land use designation to approximately 100 properties at the edges of the Provincial Transit Oriented Development Areas.
- Create a better transition to surrounding neighbourhoods where:
  - Most of the block is already in TOD area.
  - Extension is to a physical boundary, such as a major road.
  - Extension supports other City priorities, such as enabling lane access and dedications.
- The “Residential – Limited Mid Rise (RLM)” designation creates options, allowing ground oriented infill houses, townhouses, low-rise and mid-rise apartments.
- No proposed changes to the Zoning Bylaw or Transit Oriented Area Bylaw.

Transit Oriented Development Areas Extensions



Regional Planning

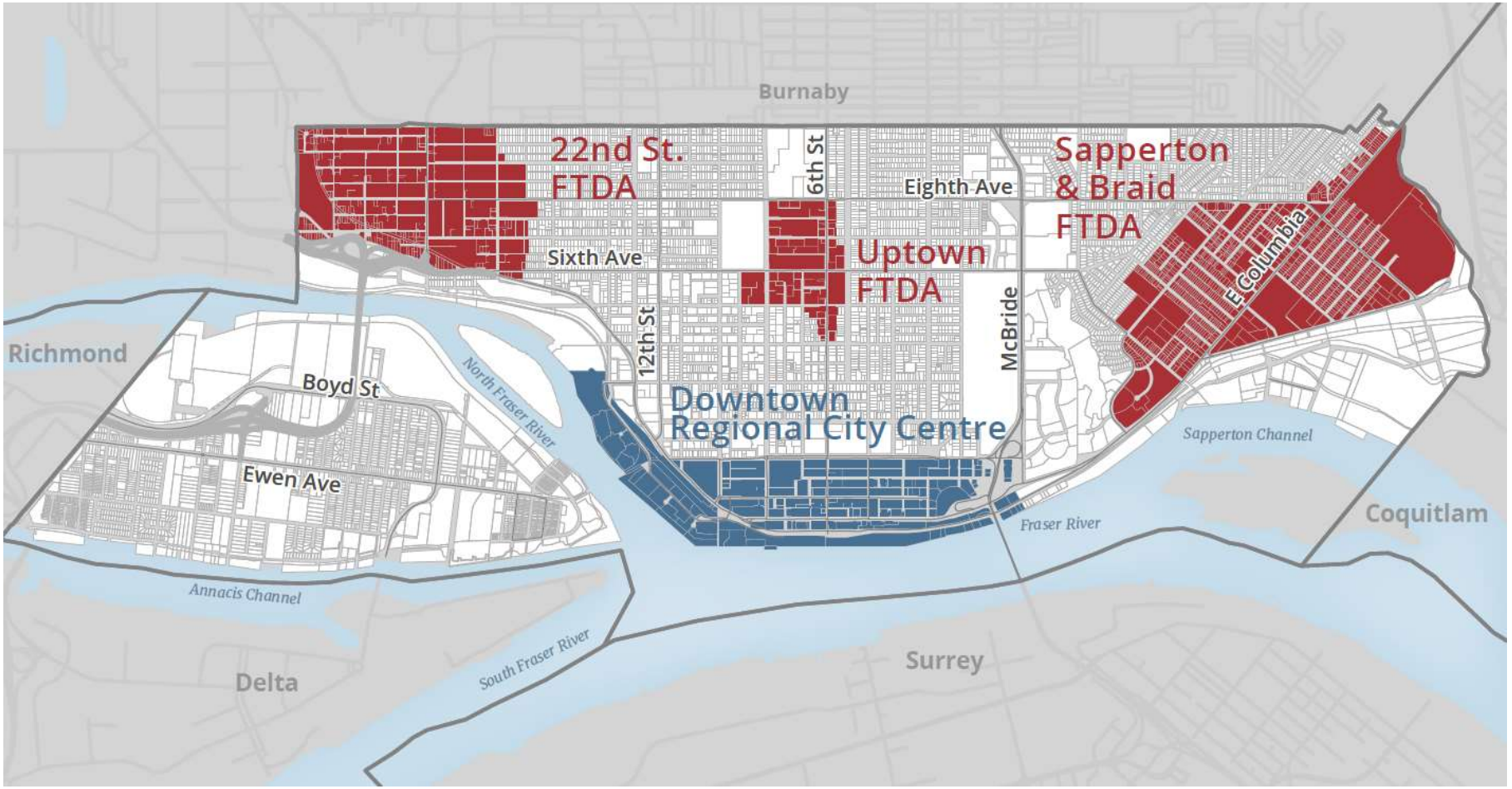
Regional Context Statement

- New Regional Context Statement demonstrates alignment with the Regional Growth Strategy, Metro 2050.

Frequent Transit Development Areas

- Amended the regional overlay boundaries for New Westminster to align with the boundaries of the extended Transit Oriented Development areas.
- Replaced Uptown's Local Centre overlay with a Frequent Transit Development Area overlay.

Frequent Transit Development Areas



Additional Official Community Plan Updates

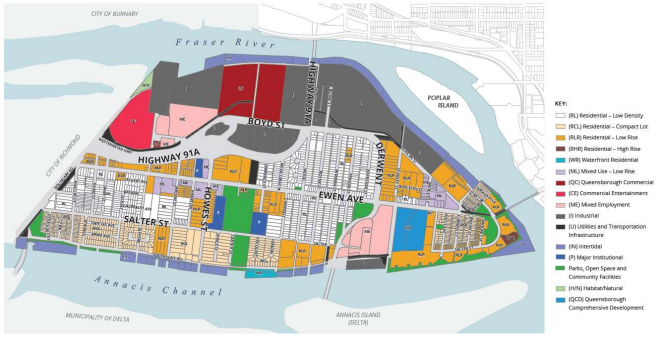
Energy, Emissions and Climate Chapter

- Updated to align with Council-endorsed greenhouse gas emission targets and actions, per the Community Energy and Emissions Plan 2050



Queensborough Community Plan

- Administrative changes to the Queensborough Community Plan to harmonize land use designations (names and map colours) with the changes made to the Official Community Plan.
- Remove caretaker suites from industrial, institutional and commercial uses.



Recommendations

1. THAT Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw No. 8574, 2026 be given third reading.