



UNIT ADDITIONS IN EXISTING RENTAL BUILDINGS

Proposed Policy

ON TABLE
Council Workshop
February 5, 2024
re: Item 3.1.a



NEW WESTMINSTER

Purpose & Background

- To seek Council endorsement on the proposed *Policy for the Review of New Unit Additions in Existing Rental Buildings*.
- Staff have developed the policy proposal to help streamline the review process for development applications proposing to add units to existing apartment buildings.
- The policy is a formalization of the existing review process, informed by the Strategic Priorities Plan, feedback from Council on previous applications, and existing housing policies.
- Staff intend for the policy will help provide greater clarity on the review process for staff, Council, and applicants.

Policy Contents

- **Pre-Permit Inspections:** To ensure the safety of future additional units; ensuring feasibility of adding units without compromised overall building safety.
- **Housing Agreements:** Where discretionary approval is required, units can be secured as rental for the life of the building or 60 years, whichever is longer.
- **Livability Review:** Ensuring suitable access to natural light and outdoor space, consistent with Zoning and Development Permit requirements.
- **Tree Review:** Review of any proposed tree removal with the goal of minimizing the loss of mature trees.

Recommendation

- That Council endorse the proposed Policy for the Review of New Unit Additions in Existing Rental Buildings.