



Family Friendly Housing Policy Update: Work Plan

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NEW WESTMINSTER

Overview

- Need for Family Friendly Housing
- Existing Family Friendly Policy
- Proposed Work Plan
- Recommendation
- Questions

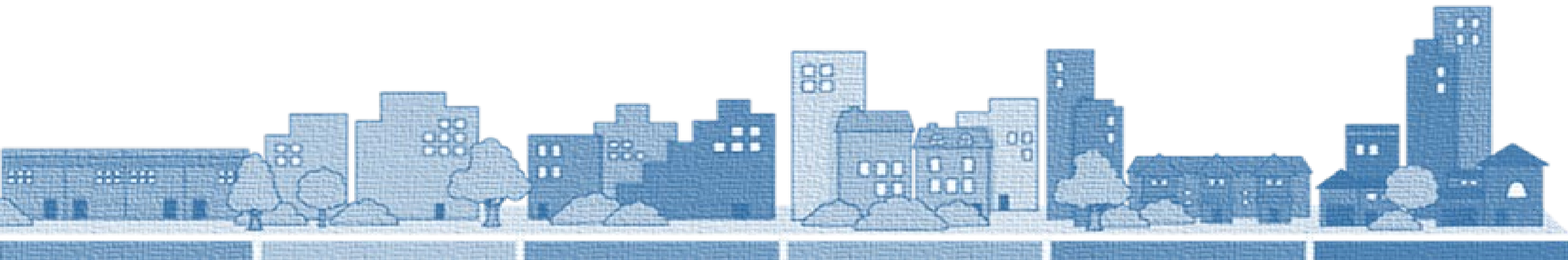
Housing Need



Housing Need

- Housing Need Report estimates a need for 2,901 additional units by 2031.
- 50.7% of parents reported current housing situation does not meeting their family's need in survey completed for Family Friendly Policy.
- Scarce vacancy rate of 0.5% for three plus bedrooms.

Family Friendly Policy



Family Friendly Policy

- Adopted in 2016.
- Applies to multi-unit residential projects with 10 units or more.
- Requires ownership projects to have 30% two- and three-bedroom units, with 10% being three-bedrooms or more.
- Requires rental projects to have 25% two- and three-bedroom units, with 5% being three-bedrooms or more.
- Design guidelines regarding bedroom design and size, and unit location.

Policy Implementation Findings

- 2,749 family friendly units created since implementation of the policy in 2015.
 - 1,767 two-bedroom units and 982 three plus bedroom units
- 60% of three bedroom plus units created were townhouses.
- Size of units, amenity spaces, and storage lockers minimized in order to optimize number of units in building.

Housing Data

- Slight increase in percentage of three bedroom plus units in buildings from 2016 to 2021:
 - Less than 5 storeys: 6.0% to 7.2%
 - 5 storeys or more: 6.2% to 6.3%
- No change in percentage of two bedroom plus units in buildings from 2016 to 2021.
- Low percentage of family friendly purpose built market rental units in New Westminster (29.4%) compared to Canada (60.3%).

Proposed Work Plan



Proposed Work Plan

1. Background Research (Spring 2024):
 - Assessment of the current context and existing Policy implementation
 - Approaches taken in other municipalities
 - Building Social Connectedness Project

Proposed Work Plan

2. Economic Analysis (Spring 2024 - Summer 2024)
3. Consultation (Spring 2024 – Summer 2024)
 - Be Heard New West, where community members can provide input
 - Focused consultation
4. Revising Guidelines and Regulations (Fall 2024)
5. Approval Process (Fall 2024)

Recommendation



Recommendation

THAT Council endorse the proposed work plan for the Family Friendly Housing Policy.

Questions

