

Attachment 1
*Additional SSMUH Background Information
and Discussion*

ADDITIONAL SSMUH BACKGROUND INFORMATION AND DISCUSSION

Interpretation of SSMUH Legislation and Subject Properties

Single Detached Dwelling Properties

Since 1998, the Zoning Bylaw has allowed one secondary suite per single detached house. In 2017, Council adopted a Zoning Bylaw amendment that added accessory dwelling units (ADUs) as a permitted use to single detached dwelling properties designated Residential Detached and Semi-Detached Housing (RD) or Residential Ground Oriented Infill Housing (RGO) in the Official Community Plan (OCP). As a result, most single-detached zones in New Westminster permit a single detached dwelling unit and two additional housing units. These zones are not considered restricted zones and their zoning would remain unchanged.

Duplex Dwelling Properties

There are 160 duplex zoned properties that are considered restricted zones. As such, these zones are considered restricted zones and their zoning is recommended to be changed. Key characteristics about these properties include:

- They are distributed across three neighbourhoods: Brow of the Hill (46%), Westend (37%) and Glenbrooke North (17%);
- Most (78%) are located in DPA 1.2 Ground Oriented Infill Housing, and would require a staff-delegated Development Permit to facilitate infill development;
- Most (57.5%) are greater than or equal to 557.4 sq. m. (6,000 sq. ft.) in size; and,
- The majority (60%) have lane access or are corner properties.

A map of these properties is provided in Attachment 4.

Queensborough Properties

As ADUs are not currently permitted in Queensborough, single-detached and duplex zoned properties in this neighbourhood are considered restricted zones. However, additional study is required to understand the impact of additional densification on the area's infrastructure system. Through allowances in the SSMUH legislation, the City has applied to the Province for an extension to the June 30 deadline to enable this study. At this time, these zones are recommended to remain unchanged.

Consideration of the Provincial Policy Manual and Site Standards

Overall Approach

The proposed Zoning Amendment Bylaw responds to Provincial changes enacted through Bill 44. The key principles of the proposed Zoning Bylaw amendments are as follows:

- Align with Provincial SSMUH requirements, to enable delivery of small scale, multi-unit housing.

- Support the viability of SSMUH by considering the Province’s recommended approach, as detailed by the *Provincial Policy Manual and Site Standards*.
- Support delivery of rental housing units, required to meet Housing Needs Report targets.
- Consider Council’s Seven Bold Steps for Climate Action.

As detailed in Table 1, the proposed Zoning Bylaw amendments, including the new Duplex Residential Districts (RD-1) zone, seek to address potential regulatory barriers to infill housing development, as recommended in the Province’s SSMUH policy manual.

Table 1: Response to Potential Infill Housing Development Barriers

Potential Barrier to Infill Housing Development¹	City of New Westminster Response
On-site parking requirements that are too high	<ul style="list-style-type: none"> • New duplex zone would require parking at a lesser rate than recommended by the Provincial Policy Manual. • Minor parking variances may be considered through a delegated Development Variance Permit process.
Insufficient height allowances	<ul style="list-style-type: none"> • Peak height increased for all buildings, regardless of roof type. • Building height requirement simplified and mid-point height restriction removed. • Changes intended to facilitate three storeys regardless of site gradient and roof style. • Method of measurement accommodates steeply sloped sites, common in New Westminster. • No limit to number of storeys.
Servicing requirements triggered by additional units	<ul style="list-style-type: none"> • Requirements largely similar to those for single detached development. • No changes proposed to Subdivision and Development Control Bylaw in light of RD-1 zone, through which off-site requirements are regulated.
Limitations on the visibility or positioning of entrances for non-principal dwellings	<ul style="list-style-type: none"> • Zoning Bylaw requirement regarding position of secondary suite entrances removed.
Owner occupation requirements for secondary suites	<ul style="list-style-type: none"> • Not required.

¹ As noted in the *Provincial Policy Manual and Site Standards* for SSMUH

Per staff analysis, 78% of properties to be rezoned would require a Development Permit to facilitate infill development. However, as these permits are delegated to staff for approval, they are not considered to unreasonably restrict or prohibit development.

New Duplex Zone

The proposed duplex zone has been developed in consideration of Provincial recommendations, and a comparison between the proposed approach and Provincial guidelines is in Table 2.

Table 2: Response to Provincially Recommended SSMUH Zoning Regulations

Zoning Bylaw Parameter	Recommended Benchmark Regulation¹	Proposed Approach and Rationale
Density	Permit a minimum of three or four units on restricted zone properties, depending on lot size	Four units permitted on all restricted zone properties.
Floor Space Ratio (FSR)	Remove maximum FSR requirements	Greater FSR permitted for duplex buildings, compared to single detached dwellings, to incentivize infill housing.
Lot line setbacks	Adopt modest lot line setbacks in restricted zones	<ul style="list-style-type: none"> • Minimum front setback reduced to 4.3 metres (14 feet), consistent with Provincial Policy Manual recommendation. • Minimum side setbacks reduced to 1.2 metres (4 feet), consistent with Provincial Policy Manual recommendation. • Rear setback intended to preserve space for future infill housing. • Overall increase to building envelope, to incentivize infill housing.
Building height / storeys	Increase building height limits to maximize open space	<ul style="list-style-type: none"> • Maximum building height increased to support three storeys, regardless of measurement, site gradient, or roof style. • Building height regulations simplified to increase flexibility with respect to steeply sloped sites and roof type.
Lot coverage	Support permeable site area requirements while enabling functional building footprints	<ul style="list-style-type: none"> • Site coverage restriction simplified to include all on-site structures. <ul style="list-style-type: none"> ○ Allowable site coverage (40%) may be flexibly distributed across principal building, and attached and detached accessory structures.

Parking requirements	Minimize parking requirements	<ul style="list-style-type: none"> • Parking required at a lesser rate than recommended by the Provincial Policy Manual;
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¹ As noted in the *Provincial Policy Manual and Site Standards* for SSMUH

Minor variances to zoning would be processed through a staff delegated Development Variance Permit approvals process, intended to increase efficiency for these types of requests.

Secondary Suite Zoning

The proposed Zoning Amendment Bylaw would also update secondary suite zoning requirements to reflect current BC Building Code requirements. This would include providing flexibility to include secondary suites in housing types that are not single detached dwellings (where permissible under the zoning district), and elimination of maximum unit size requirements.