



New Provincial Housing Legislation Implementation

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ON TABLE
Council Workshop
May 27, 2024
re: Item 3.1.a.



NEW WESTMINSTER

Overview

- Summary of Other Legislation Changes
- Small Scale, Multi-Unit Housing (SSMUH)
- Transit Oriented Development Areas (TOD)
- Next Steps
- Recommendations
- Questions



Summary of Other Legislation Changes



Summary of Other Legislation Changes

- Long Range Planning
- Financing Growth
- Short Term Rentals
- Works and Services Authorities
- Transportation Demand Management (TDM) Authorities
- Inclusionary Zoning
- Tenant Protection

Small Scale, Multi-Unit Housing (SSMUH)



SSMUH Summary

Provincial housing legislation requires Local Governments to update zoning to allow:

- Three units on lots smaller than 3,014 sq. ft.
- Four units on lots larger than 3,014 sq. ft.
- Six units on lots larger than 3,014 sq. ft. and within a prescribed distance to transit stops with frequent service. Off-street vehicle parking minimum requirements will also be removed for these lots.

SSMUH Examples

- Secondary suits in single-detached homes or duplexes
- Detached garden suites or laneway homes
- Triplexes
- Townhouses
- House-plexes

SSMUH Summary

- Local governments must update zoning for “restricted zone” properties by June 30, 2024
- “Restricted zone” properties limit residential development to the following:
 - One single detached dwelling unit;
 - One single detached dwelling unit and one additional housing unit (either a secondary suite or an accessory dwelling unit);
 - Duplexes; or,
 - Duplexes with secondary suites or two accessory dwelling units.

Interpretation of SSMUH Legislation

- Most single detached zones in New Westminster are not considered restricted zones and their zoning would remain unchanged.
- Queensborough single detached and duplex zoned properties are considered restricted zones. However, additional study is required.
- There are 160 duplex zoned properties that are considered restricted zones. This zoning is required to be changed.

SSMUH Implementation

Zoning Bylaw amendment to:

- Create a new Duplex Residential Districts (RD-1) zone that allows secondary suites (four units total)
- Rezone 160 properties, currently zoned for duplex development, to the new duplex zone (RD-1).
- Modernize secondary suite requirements for all zones.
- Update parking requirements for duplexes with secondary suites.

Transit Oriented Development Areas (TOD)

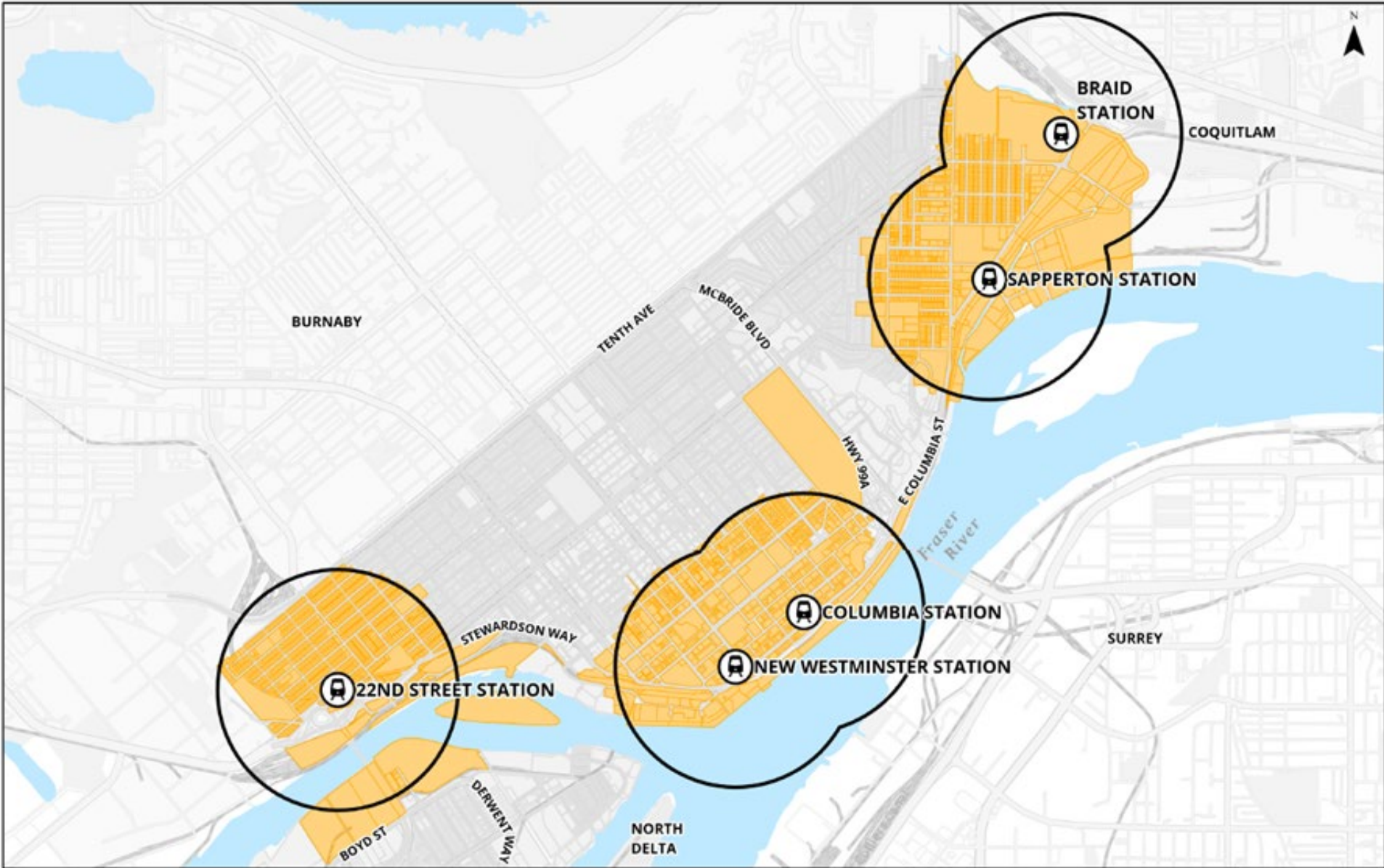


Transit Oriented Development Areas (TOD)

- For New Westminster the new TOD Area is defined as land within 800 metres of a SkyTrain station.
- New minimum density and height to be allowed by the local government.
- Remove residential parking requirements

	Distance from Rapid Transit	Minimum Allowable Density (FSR)	Minimum Allowable Height (Storeys)
Tier 1	200m or less	Up to 5.0	Up to 20
Tier 2	201m to 400m	Up to 4.0	Up to 12
Tier 3	401m to 800m	Up to 3.0	Up to 8

Areas Designated for Transit Oriented Development

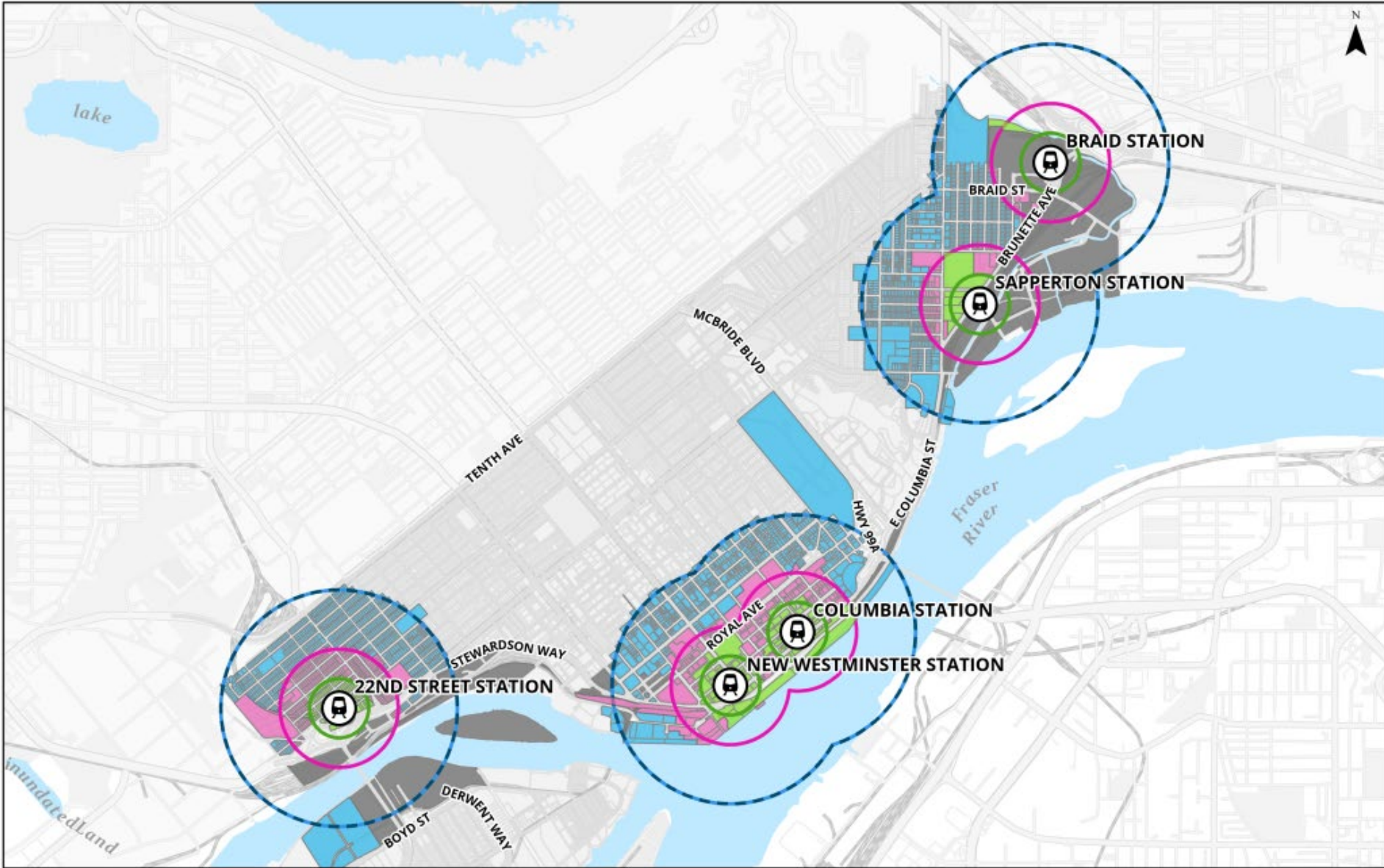


Legend
Skytrain Station
Transit Oriented Area

TOA Lot
Parcel

1:34,000
0 500 1,000
Metres

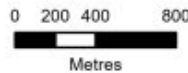
Areas Designated for Transit Oriented Development with Tiers



Legend

- Skytrain Station
- Industrial or Agricultural Parcel
- Tier 1 - 200 Metre
- Tier 1 Parcel
- Transit Oriented Area
- Tier 2 - 400 Metre
- Tier 2 Parcel
- Tier 3 - 800 Metre
- Tier 3 Parcel
- Parcel

1:34,618



Rezoning within TOD Areas

Rezoning will continue to be required for development within TOD Areas.

- Applications that meet but do not exceed the Provincially mandated height and density would be supported when there is also alignment with other City policy, including that such applications must be 100% secured rental.
- All applications will be reviewed using the Interim Development Application Review Framework endorsed by Council January 29, 2024.
- Applications that exceed the Provincially mandated height and density may also be considered, where appropriate.

Implications of TOD Area Legislation

- **Land Use:** More growth and more dispersed growth impacts services and infrastructure.
- **Caretaker Suites:** The City has commercial, institutional and industrial zones that fall within the TOD area that only allow residential for the accommodation of a caretaker suit, and are not intended to develop with residential component in OCP.
- **Heritage:** Existing heritage designations and heritage revitalization agreements (HRAs) are not overridden by the TOD Area legislation.

TOD Area Implementation

- Adoption of a bylaw that designates the five TOD Areas.
- Adoption of a Zoning Amendment Bylaw that:
 - removes residential parking requirements.
 - removes caretaker suite entitlements.
- Creation of a user guide for applicants, land owners, and community members.

Next Steps



Next Steps

Short Term Actions

- Council Consideration of Bylaws (June 10):
 - Transit Oriented Area Designation Bylaw
 - Zoning Amendment Bylaw
- Referral of Zoning Bylaw to the Ministry of Transportation and Infrastructure (June 11)
- Council Consideration of Adoption of Bylaws (June 24)
- Referral of Bylaws to the Minister of Transportation and Infrastructure and Minister of Housing (July)

Next Steps

Long Term Actions

- Completing an Interim Housing Needs Report.
- Launching an Infill Housing and Townhouse Acceleration Programs.
- Substantially revising the City's inclusionary housing approach.
- Revising the City's approach to financing growth.
- Creating new or refining existing Development Permit Areas for Transit Oriented Areas.
- Updating of the Official Community Plans and Zoning Bylaw.
- Update tenant protection policies.

Recommendations



Recommendations

THAT Council forward Zoning Amendment Bylaw (Transit Oriented Area and Small Scale Multi Unit Housing Amendments) No. 8453, 2024 and Transit Oriented Area Designation Bylaw No. 8460, 2024 to the June 10, 2024 Regular Meeting of Council for consideration of First, Second and Third Readings.

THAT notice be given in accordance with the Local Government Act.

Questions

