



Infill Housing and Townhouse Acceleration Work Plan

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ON TABLE
Council Workshop
May 27, 2024
re: Item 3.2.a.



NEW WESTMINSTER

Overview

- Background
- Proposed Work Plans
- Recommendations
- Questions



Background



Official Community Plan (OCP) and Phase One Infill Housing Program

- A focus on which new infill housing forms would be a good fit for New Westminster led to:
 - Laneway house and carriage house program
 - Infill townhouse and rowhouse program
- 2022 review of the successes and challenges of the Phase One Infill Housing Program.

Strategic Priorities Plan

Homes and Housing Options focus area outcome:

- Infill Housing: Allow for diverse housing options in all neighbourhoods of New Westminster.

Small Scale Multi-Unit Housing Legislation (SSMUH)

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.

Proposed Work Plans



Proposed Housing Initiatives

1. Infill Housing Acceleration

Pre-zone to permit up to six residential units in single detached dwelling and duplex zones.

2. Townhouse Acceleration

Pre-zone lands to make it easier to construct new townhouse units.

Key Tasks and Timeline

Infill Housing Acceleration

1. Background Research (Summer – Fall 2024)
2. Program Development (Fall 2024 – Spring 2026)
 - draft development permit guidelines and zoning regulations
 - community, industry and other agency consultation
3. OCP Amendment (Winter 2025)
4. Zoning Bylaw Amendment (Spring 2026)
5. Implementation (Summer 2026)

Key Tasks and Timeline

Townhouse Acceleration

1. Background Research (Summer – Fall 2024)
2. Program Development (Fall 2024 – Fall 2025)
 - revising development permit guidelines and zoning regulations
 - community, industry and other agency consultation
3. OCP and Zoning Bylaw Amendments (Fall 2025)
5. Implementation (Winter 2025)

Recommendations



Recommendation

That Council direct staff to proceed with the work plan for the Infill Housing Acceleration program as outlined in this report.

That Council direct staff to proceed with the work plan for the Townhouse Acceleration program as outlined in this report.

Questions

