



New Provincial Housing Legislation Implementation

Lynn Roxburgh, Manager of Housing and Land Use Planning



Overview

- Small Scale, Multi-Unit Housing (SSMUH)
- Transit Oriented Development Areas (TOD)
- Long Range Planning
- Next Steps
- Questions



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

Infill Housing Initiatives

1. Infill Housing Acceleration (Summer 2024 - Summer 2026)

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

2. Townhouse Acceleration (Summer 2024 - Winter 2025)

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

Transit Oriented Development Areas (TOD)

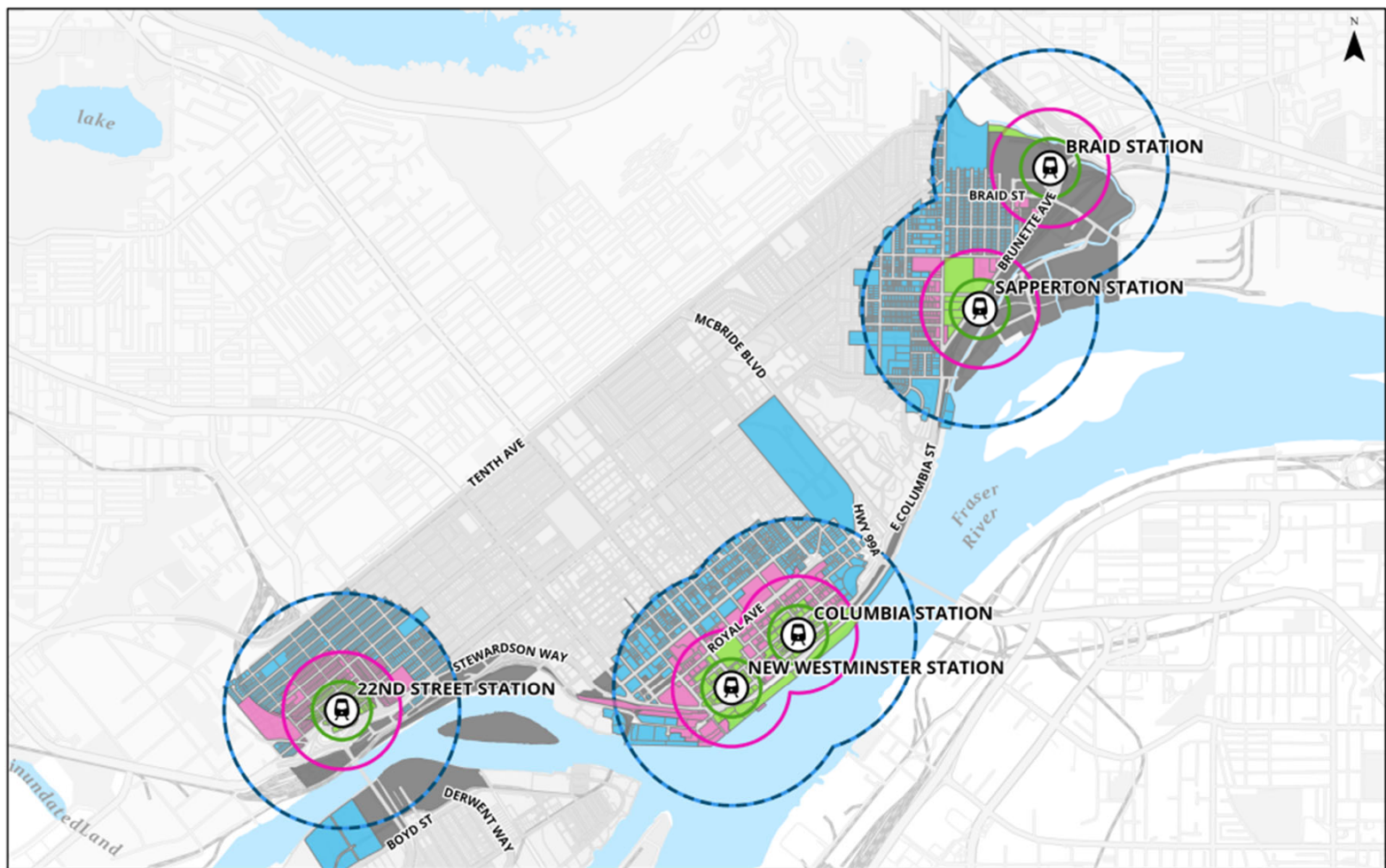


Transit Oriented Development Areas (TOD)

- 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 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
Parcel		Tier 3 - 800 Metre	Tier 3 Parcel

1:34,618
0 200 400 800
Metres

Implications of TOD Area Legislation

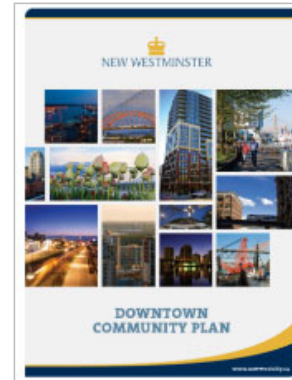
- **Land Use:** More growth and more dispersed growth impacts services and infrastructure.
- **Approval Process:**
 - Rezoning process and Council approval still required.
 - Applications that exceed the Provincially mandated height and density may also be considered, where appropriate.
- **Family Friendly Housing:** Anticipated to increase in multi-unit residential developments.

Long Range Planning



Long Range Planning

- Interim Housing Needs Report (2024)
 - 20 Year Plan (plus 5 year targets)
- Consequential Official Community Plan Update (2025)
- Consequential Zoning Bylaw Amendments (2025)



Next Steps



Next Steps

- Update population and housing projections
- Complete an Interim Housing Needs Report
- Launch the Infill Housing and Townhouse Acceleration Programs
- Launch the Family Friendly Housing Program
- Revise the City's approach to financing growth
- Update of the Official Community Plans and Zoning Bylaw

Questions

