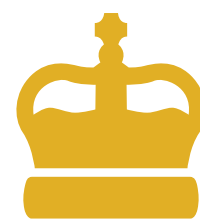




Affordable Housing Acceleration Initiative (AHA)

Lynn Roxburgh, Manager of Housing and Land Use Planning

Liyang Wan, Housing Planner

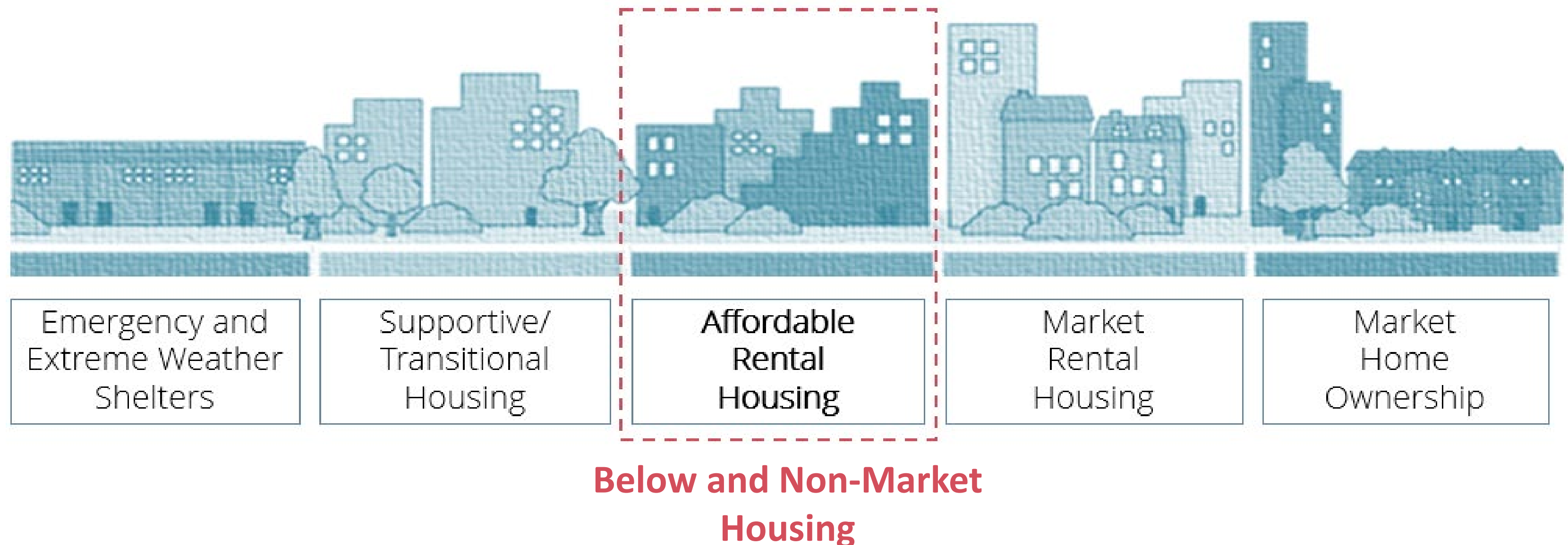


NEW WESTMINSTER

Overview

- Background
 - Need for Affordable Rental Housing
 - Affordable Housing Acceleration Initiative
 - Municipal Scan Findings
 - What We Heard
- Zoning Amendment Bylaw Scope of Proposed Changes
- Next Steps
- Recommendations

Need for Affordable Rental Housing



- **2,311** affordable rental housing units to meet current and future housing needs for 2024-2029 (per Interim Housing Needs Report).
- **1,189** below market rental units suggested to be delivered during the same period (per Housing Target Order).

Affordable Housing Acceleration Initiative



- **Phase 1:** Zoning Bylaw Amendments to allow eligible projects to forego rezoning if they meet proposed criteria. **(We are here)**
- **Phase 2:** Explore additional opportunities through Official Community Plan amendments; Development Variance Permit streamlining.

Municipal Scan Findings

Victoria, Saanich, and Squamish have amended their Zoning Bylaws to allow pre-zoning for affordable housing:

- Broad definition of affordable housing used to ensure funding eligibility.
- Legal agreements used to secure long term affordability.
- Pre-zoning has been broadly applied in areas that permit residential use.
- Parking requirements are eliminated or reduced.

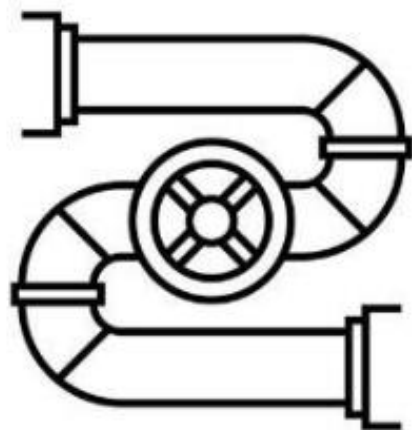
What We Heard: Community & Interest Groups



General support for initiative. Approach makes it easier to deliver affordable rental housing.



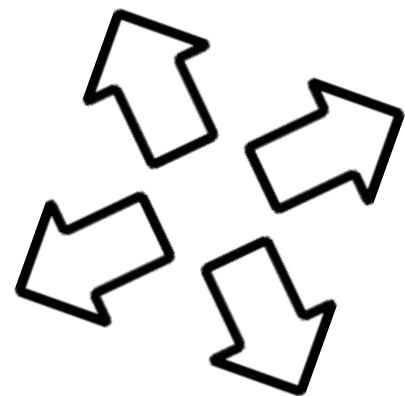
Balance **parking needs** with economic viability of affordable rental housing projects.



Need for infrastructure and amenities to keep up with housing development.



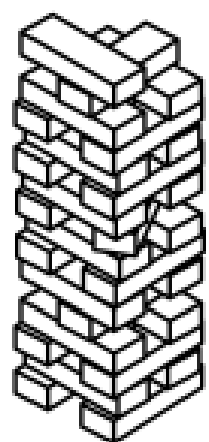
Child care, community spaces, medical services, and public spaces welcomed as accessory uses.



Expand pre-zoning eligibility beyond non-profit housing providers.



More discussion, awareness, and learnings shared about affordable housing in New Westminster.



Consider greater heights and densities by housing providers.

AHA: Project Eligibility



- No more than six storeys.
- Property is owned and operated by registered non-profit housing provider, registered housing co-op, or government agency.
- Units will be rental only.
- Project's long-term affordability and residential rental tenure secured via legal agreement.
- Property currently designated as *Residential – Multi-Unit Building (RM)* in the Official Community Plan.

AHA: Zoning Regulations

- **Accessory Uses:** Projects would be permitted to have accessory child care, home based businesses, and place of worship.
- **Site Access:** Projects not permitted unless fronting a lane or local road.
- **Building Regulations:** Site coverage, density, building height, and setbacks suitable for buildings of up to six storeys have been included.
- **Off-Street Parking:**
 - Market rental parking regulations.
 - No parking minimums in TOAs (as required by Province).
 - Reduced parking within 250 meters of frequent transit (as required by Province).

Next Steps

Phase 1: Zoning Bylaw Amendment

- Council consideration of First, Second, and Third Readings of Zoning Amendment Bylaw (January 27).
- Referral of Bylaw to Ministry of Transportation and Infrastructure (January 28).
- Council consideration of adoption (February 10).

Phase 2: Official Community Plan (OCP) & Development Variance Permits (DVP)

- Explore OCP amendments to allow affordable rental housing projects to achieve higher density.
- Review and propose updates to the DVP approval process to further streamline affordable renting housing projects.

Recommendations

1. THAT Zoning Amendment Bylaw (Non-Profit Housing Development) No. 8502, 2025 be forwarded to the January 27, 2025 Regular Meeting of Council for first, second, and third readings.
2. THAT no Public Hearing be held for Zoning Amendment Bylaw (Non-Profit Housing Development) No. 8502, 2025 following circulation of notice, in accordance with the *Local Government Act*.
3. THAT Council provides staff with alternative direction.