

**CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8547, 2025**

A Bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five-Year Financial Plan (2025 – 2029), Bylaw No. 8501, 2025); and
 - ii. Metro Vancouver's Integrated Solid Waste and Resource Management Plan, Integrated Liquid Waste and Resource Management Plan, and the Drinking Water Management Plan;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

Citation

- G. This Bylaw may be cited for all purposes as "Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw (Townhouse Accelerator Initiative) No. 8547, 2025"

Amendments

- H. Official Community Plan Bylaw No. 7925, 2017 is amended by:

1. Altering the land use designation of the Subject Lands indicated in Schedule 1 with a white background and black outline as “Residential – Detached and Semi-Detached Housing (RD)” to “Residential – Townhouse (RT)”, and by amending Map 17 Land Use Designation Map and Appendix C. Land Use Designation Map accordingly.
2. Altering the land use designation of the Subject Lands indicated in Schedule 1 with grey and white stripes as “Residential – Ground Oriented Infill Housing (RGO)” to “Residential – Townhouse (RT)”, and by amending Map 17 Land Use Designation Map and Appendix C. Land Use Designation Map accordingly.
3. Replacing the “Development Permit Area 1.3 Townhouses and Rowhouses” section of Schedule B with Schedule 2 “Development Permit Area 1.3 Townhouses”, attached to and forming part of this bylaw.
4. Adding the following to the “Land Use Designations and Map” section, under “OUTLINE” after “Heritage Assets”:

Non-Profit Housing: enabling new affordable housing is a priority for the City. This section helps communicate the opportunity for affordable housing that exist in areas with this designation. Additional detail may be included as guidelines in the Development Permit Areas.

5. Adding the following to the “Land Use Designations and Map” section, under the “(RT) Residential – Townhouse” after “Heritage Assets”:

Non-Profit Housing: A non-profit housing development, where the long term affordability and rental tenure is secured through a Housing Agreement or similar tool, may be eligible for the principal forms and uses, and maximum density listed in (RLR) Residential – Low Rise designation.

6. Replacing “Applications to develop infill townhouse or rowhouse properties located within this Development Permit Area must instead comply with the guidelines included in the Infill Townhouse and Rowhouse Residential Neighbourhood Development Permit Area.” with “Applications to develop townhouse properties located within this Development Permit Area must instead comply with the guidelines included in the Townhouse Residential Neighbourhood Development Permit Area.” in the “Introduction” section of the “1.2 Ground Oriented Housing Introduction” section of Schedule B.

Consequential Amendments

- 7. Official Community Plan Bylaw No. 7925, 2017 is further amended by making such consequential changes as are required to give effect to the amendments particularized in this bylaw, including changes to the table of contents, format and numbering.

GIVEN FIRST READING THIS 15th day of December 2025.

GIVEN SECOND READING THIS 15th day of December 2025.

PUBLIC HEARING HELD THIS 26th day of January 2026.

GIVEN THIRD READING THIS 26th day of January 2026.

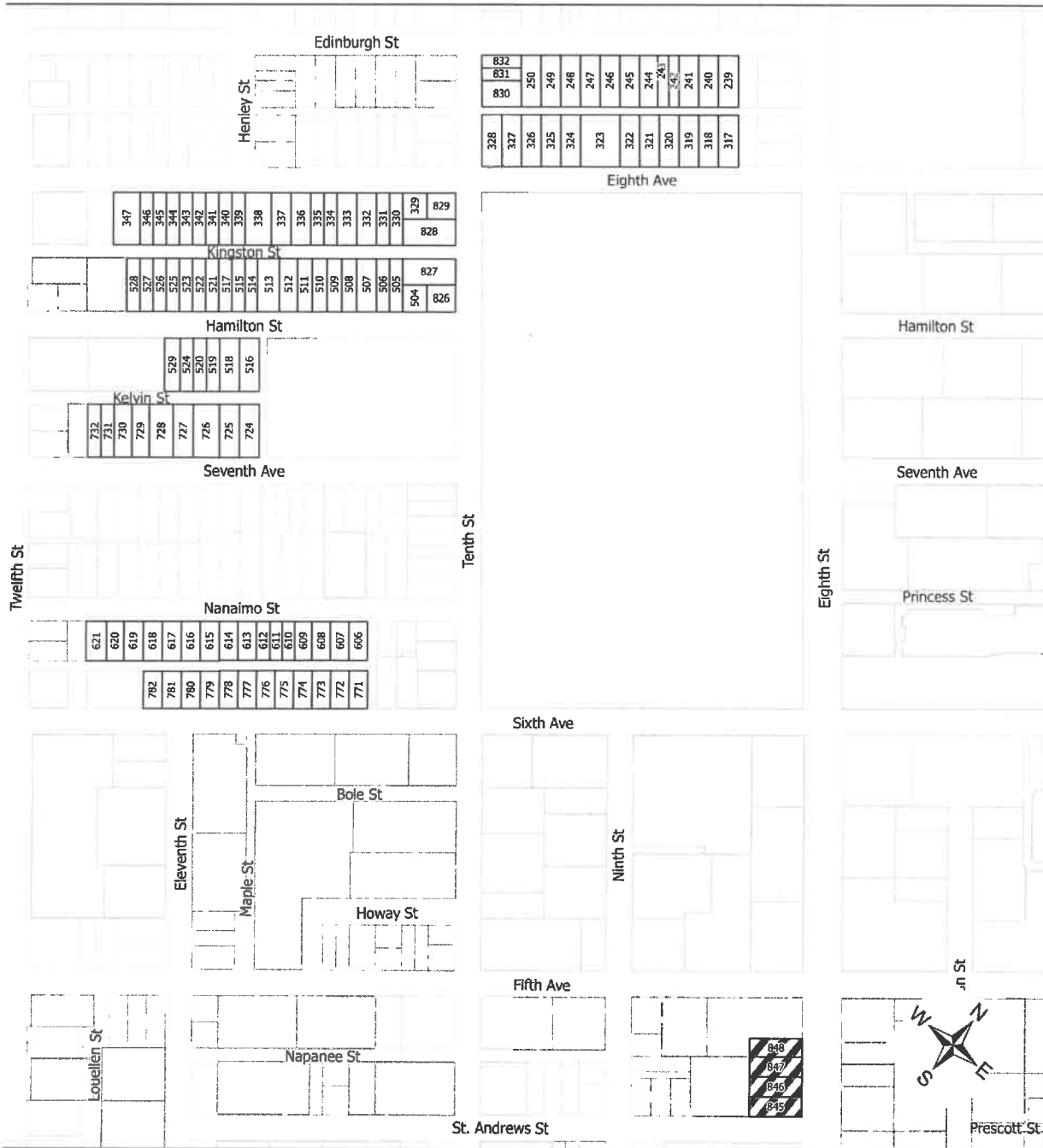
~~OTHER REQUIREMENTS SATISFIED THIS _____ day of _____ 2026: N/A~~

ADOPTED THIS _____ day of _____ 2026.

Mayor Patrick Johnstone

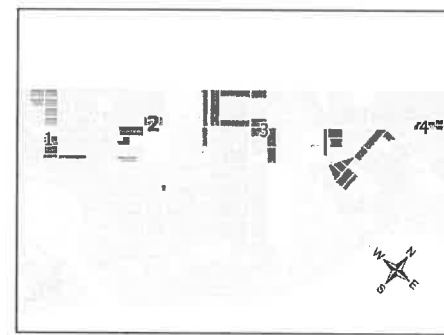
Hanieh Berg, Corporate Officer

**Schedule 1
to Bylaw No. 8547, 2025
“Townhouse Land Use Designation Map”**

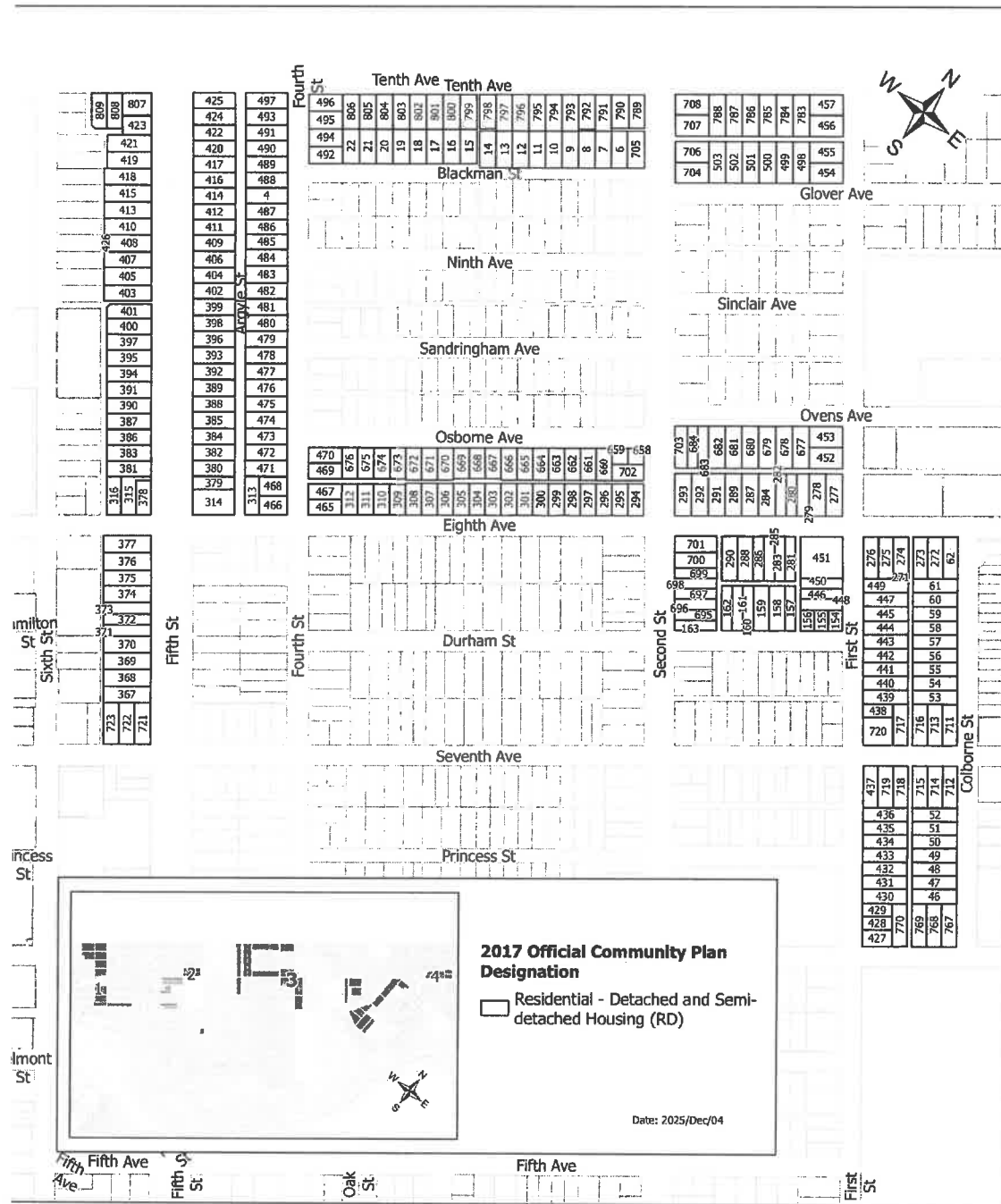


MAP_ID	ADDRESS	MAP_ID	ADDRESS	MAP_ID	ADDRESS	MAP_ID	ADDRESS
239	812 EDINBURGH ST	335	1022 EIGHTH AVE	521	1097 HAMILTON ST	729	1105 SEVENTH AVE
240	814 EDINBURGH ST	336	1024 EIGHTH AVE	522	1099 HAMILTON ST	730	1107 SEVENTH AVE
241	816 EDINBURGH ST	337	1026 EIGHTH AVE	523	1101 HAMILTON ST	731	1109 SEVENTH AVE
242	818 EDINBURGH ST	338	1028 EIGHTH AVE	524	209-1102 HAMILTON ST	732	1111 SEVENTH AVE
243	820 EDINBURGH ST	339	1100 EIGHTH AVE	525	1103 HAMILTON ST	771	1013 SIXTH AVE
244	822 EDINBURGH ST	340	1102 EIGHTH AVE	526	1105 HAMILTON ST	772	1017 SIXTH AVE
245	824 EDINBURGH ST	341	1104 EIGHTH AVE	527	1107 HAMILTON ST	773	1019 SIXTH AVE
246	902 EDINBURGH ST	342	1106 EIGHTH AVE	528	1109 HAMILTON ST	774	1021 SIXTH AVE
247	908 EDINBURGH ST	343	1108 EIGHTH AVE	529	1110 HAMILTON ST	775	1025 SIXTH AVE
248	910 EDINBURGH ST	344	1110 EIGHTH AVE	606	1016 NANAIMO ST	776	1027 SIXTH AVE
249	912 EDINBURGH ST	345	1112 EIGHTH AVE	607	1018 NANAIMO ST	777	1-1031 SIXTH AVE
250	916 EDINBURGH ST	346	1114 EIGHTH AVE	608	1022 NANAIMO ST	778	1033 SIXTH AVE
317	813 EIGHTH AVE	347	1118 EIGHTH AVE	609	1026 NANAIMO ST	779	1035 SIXTH AVE
318	815 EIGHTH AVE	504	1003 HAMILTON ST	610	1028 NANAIMO ST	780	1037 SIXTH AVE
319	817 EIGHTH AVE	505	1007 HAMILTON ST	611	1030 NANAIMO ST	781	1101 SIXTH AVE
320	819 EIGHTH AVE	506	1009 HAMILTON ST	612	1032 NANAIMO ST	782	1103 SIXTH AVE
321	823 EIGHTH AVE	507	1011 HAMILTON ST	613	1034 NANAIMO ST	826	726 TENTH ST
322	829 EIGHTH AVE	508	1013 HAMILTON ST	614	1036 NANAIMO ST	827	730 TENTH ST
323	905 EIGHTH AVE	509	1015 HAMILTON ST	615	1102 NANAIMO ST	828	734 TENTH ST
324	911 EIGHTH AVE	510	1017 HAMILTON ST	616	1104 NANAIMO ST	829	736 TENTH ST
325	913 EIGHTH AVE	511	1019 HAMILTON ST	617	1106 NANAIMO ST	830	813 TENTH ST
326	919 EIGHTH AVE	512	1021 HAMILTON ST	618	1108 NANAIMO ST	831	815 TENTH ST
327	923 EIGHTH AVE	513	1025 HAMILTON ST	619	1110 NANAIMO ST	832	817 TENTH ST
328	927 EIGHTH AVE	514	1027 HAMILTON ST	620	1112 NANAIMO ST	845	422 EIGHTH ST
329	1006 EIGHTH AVE	515	1029 HAMILTON ST	621	1114 NANAIMO ST	846	424 EIGHTH ST
330	1010 EIGHTH AVE	516	1030 HAMILTON ST	724	1061 SEVENTH AVE	847	428 EIGHTH ST
331	1012 EIGHTH AVE	517	1031 HAMILTON ST	725	1063 SEVENTH AVE	848	432 EIGHTH ST
332	1014 EIGHTH AVE	518	1034 HAMILTON ST	726	1067 SEVENTH AVE		
333	1018 EIGHTH AVE	519	1038 HAMILTON ST	727	1101 SEVENTH AVE		
334	1020 EIGHTH AVE	520	1040 HAMILTON ST	728	1103 SEVENTH AVE		

Number of Properties: 117



- 2017 Official Community Plan Designation**
- Residential - Detached and Semi detached Housing (RD)
 - Residential - Ground Oriented Infill Housing (RGO)



MAP_ID	ADDRESS	MAP_ID	ADDRESS	MAP_ID	ADDRESS	MAP_ID	ADDRESS	MAP_ID	ADDRESS
4	941 ARGYLE ST	288	118 EIGHTH AVE	400	846 FIFTH ST	469	807 FOURTH ST	695	723 SECOND ST
6	207 BLACKMAN ST	289	121 EIGHTH AVE	401	1-848 FIFTH ST	470	811 FOURTH ST	696	725 SECOND ST
7	209 BLACKMAN ST	290	1-122 EIGHTH AVE	402	901 FIFTH ST	471	812 FOURTH ST	697	727 SECOND ST
8	211 BLACKMAN ST	291	125 EIGHTH AVE	403	902 FIFTH ST	472	1-816 FOURTH ST	698	729 SECOND ST
9	213 BLACKMAN ST	292	129 EIGHTH AVE	404	905 FIFTH ST	473	818 FOURTH ST	699	731 SECOND ST
10	215 BLACKMAN ST	293	131 EIGHTH AVE	405	906 FIFTH ST	474	820 FOURTH ST	700	733 SECOND ST
11	219 BLACKMAN ST	294	201 EIGHTH AVE	406	907 FIFTH ST	475	822 FOURTH ST	701	737 SECOND ST
12	221 BLACKMAN ST	295	203 EIGHTH AVE	407	910 FIFTH ST	476	824 FOURTH ST	702	808 SECOND ST
13	225 BLACKMAN ST	296	207 EIGHTH AVE	408	912 FIFTH ST	477	826 FOURTH ST	703	815 SECOND ST
14	227 BLACKMAN ST	297	211 EIGHTH AVE	409	915 FIFTH ST	478	828 FOURTH ST	704	917 SECOND ST
15	303 BLACKMAN ST	298	213 EIGHTH AVE	410	916 FIFTH ST	479	830 FOURTH ST	705	920 SECOND ST
16	305 BLACKMAN ST	299	215 EIGHTH AVE	411	917 FIFTH ST	480	832 FOURTH ST	706	923 SECOND ST
17	309 BLACKMAN ST	300	217 EIGHTH AVE	412	919 FIFTH ST	481	834 FOURTH ST	707	927 SECOND ST
18	315 BLACKMAN ST	301	219 EIGHTH AVE	413	920 FIFTH ST	482	1-838 FOURTH ST	708	931 SECOND ST
19	319 BLACKMAN ST	302	221 EIGHTH AVE	414	921 FIFTH ST	483	842 FOURTH ST	711	41 SEVENTH AVE
20	321 BLACKMAN ST	303	227 EIGHTH AVE	415	922 FIFTH ST	484	844 FOURTH ST	712	42 SEVENTH AVE
21	325 BLACKMAN ST	304	229 EIGHTH AVE	416	923 FIFTH ST	485	904 FOURTH ST	713	43 SEVENTH AVE
22	329 BLACKMAN ST	305	231 EIGHTH AVE	417	925 FIFTH ST	486	906 FOURTH ST	714	44 SEVENTH AVE
46	610 COLBORNE ST	306	237 EIGHTH AVE	418	926 FIFTH ST	487	912 FOURTH ST	715	46 SEVENTH AVE
47	612 COLBORNE ST	307	239 EIGHTH AVE	419	930 FIFTH ST	488	918 FOURTH ST	716	47 SEVENTH AVE
48	616 COLBORNE ST	308	241 EIGHTH AVE	420	931 FIFTH ST	489	920 FOURTH ST	717	53 SEVENTH AVE
49	618 COLBORNE ST	309	1-247 EIGHTH AVE	421	932 FIFTH ST	490	924 FOURTH ST	718	54 SEVENTH AVE
50	620 COLBORNE ST	310	251 EIGHTH AVE	422	933 FIFTH ST	491	926 FOURTH ST	719	56 SEVENTH AVE
51	622 COLBORNE ST	311	253 EIGHTH AVE	423	936 FIFTH ST	492	928 FOURTH ST	720	57 SEVENTH AVE
52	624 COLBORNE ST	312	257 EIGHTH AVE	424	937 FIFTH ST	493	930 FOURTH ST	721	501 SEVENTH AVE
53	708 COLBORNE ST	313	407 EIGHTH AVE	425	939 FIFTH ST	494	931 FOURTH ST	722	505 SEVENTH AVE
54	714 COLBORNE ST	314	411 EIGHTH AVE	426	LANE- FIFTH ST 8TH AVE	495	933 FOURTH ST	723	507 SEVENTH AVE
55	1-718 COLBORNE ST	315	505 EIGHTH AVE	427	601 FIRST ST	496	935 FOURTH ST	767	39 SIXTH AVE
56	720 COLBORNE ST	316	509 EIGHTH AVE	428	603 FIRST ST	497	938 FOURTH ST	768	43 SIXTH AVE
57	722 COLBORNE ST	387	712 FIFTH ST	429	605 FIRST ST	498	107 GLOVER AVE	769	47 SIXTH AVE
58	724 COLBORNE ST	368	714 FIFTH ST	430	607 FIRST ST	499	109 GLOVER AVE	770	53 SIXTH AVE
59	728 COLBORNE ST	369	716 FIFTH ST	431	611 FIRST ST	500	113 GLOVER AVE	783	108 TENTH AVE
60	730 COLBORNE ST	370	720 FIFTH ST	432	613 FIRST ST	501	115 GLOVER AVE	784	112 TENTH AVE
61	732 COLBORNE ST	371	722 FIFTH ST	433	617 FIRST ST	502	119 GLOVER AVE	785	116 TENTH AVE
62	740 COLBORNE ST	372	724 FIFTH ST	434	621 FIRST ST	503	121 GLOVER AVE	786	120 TENTH AVE
154	101 DURHAM ST	373	726 FIFTH ST	435	627 FIRST ST	558	200 OSBORNE AVE	787	124 TENTH AVE
155	103 DURHAM ST	374	730 FIFTH ST	436	629 FIRST ST	559	204 OSBORNE AVE	788	126 TENTH AVE
156	105 DURHAM ST	375	732 FIFTH ST	437	633 FIRST ST	560	208 OSBORNE AVE	789	202 TENTH AVE
157	107 DURHAM ST	376	736 FIFTH ST	438	705 FIRST ST	561	212 OSBORNE AVE	790	206 TENTH AVE
158	1-111 DURHAM ST	377	738 FIFTH ST	439	707 FIRST ST	562	216 OSBORNE AVE	791	210 TENTH AVE
159	115 DURHAM ST	378	802 FIFTH ST	440	1-709 FIRST ST	563	1-218 OSBORNE AVE	792	212 TENTH AVE
160	117 DURHAM ST	379	805 FIFTH ST	441	711 FIRST ST	564	222 OSBORNE AVE	793	216 TENTH AVE
161	119 DURHAM ST	380	807 FIFTH ST	442	713 FIRST ST	565	224 OSBORNE AVE	794	218 TENTH AVE
162	121 DURHAM ST	381	808 FIFTH ST	443	715 FIRST ST	566	228 OSBORNE AVE	795	220 TENTH AVE
163	125 DURHAM ST	382	811 FIFTH ST	444	717 FIRST ST	567	230 OSBORNE AVE	796	1-222 TENTH AVE
271	EIGHTH AVE	383	812 FIFTH ST	445	719 FIRST ST	568	234 OSBORNE AVE	797	224 TENTH AVE
272	36 EIGHTH AVE	384	813 FIFTH ST	446	720 FIRST ST	569	236 OSBORNE AVE	798	226 TENTH AVE
273	1-40 EIGHTH AVE	385	815 FIFTH ST	447	721 FIRST ST	570	240 OSBORNE AVE	799	300 TENTH AVE
274	44 EIGHTH AVE	386	816 FIFTH ST	448	722 FIRST ST	571	242 OSBORNE AVE	800	304 TENTH AVE
275	48 EIGHTH AVE	387	818 FIFTH ST	449	723 FIRST ST	572	246 OSBORNE AVE	801	306 TENTH AVE
276	52 EIGHTH AVE	388	819 FIFTH ST	450	724 FIRST ST	573	248 OSBORNE AVE	802	308 TENTH AVE
277	103 EIGHTH AVE	389	821 FIFTH ST	451	788 FIRST ST	574	252 OSBORNE AVE	803	310 TENTH AVE
278	105 EIGHTH AVE	390	822 FIFTH ST	452	810 FIRST ST	575	254 OSBORNE AVE	804	314 TENTH AVE
279	107 EIGHTH AVE	391	824 FIFTH ST	453	814 FIRST ST	576	258 OSBORNE AVE	805	318 TENTH AVE
280	109 EIGHTH AVE	392	825 FIFTH ST	454	922 FIRST ST	577	108 OVENS AVE	806	320 TENTH AVE
281	1-110 EIGHTH AVE	393	829 FIFTH ST	455	924 FIRST ST	578	110 OVENS AVE	807	502 TENTH AVE
282	111 EIGHTH AVE	394	830 FIFTH ST	456	926 FIRST ST	579	1-114 OVENS AVE	808	506 TENTH AVE
283	112 EIGHTH AVE	395	836 FIFTH ST	457	930 FIRST ST	580	116 OVENS AVE	809	510 TENTH AVE
284	113 EIGHTH AVE	396	837 FIFTH ST	465	801 FOURTH ST	681	120 OVENS AVE		
285	114 EIGHTH AVE	397	840 FIFTH ST	466	802 FOURTH ST	682	124 OVENS AVE		
286	116 EIGHTH AVE	398	841 FIFTH ST	467	805 FOURTH ST	683	128 OVENS AVE		
287	117 EIGHTH AVE	399	843 FIFTH ST	468	806 FOURTH ST	684	132 OVENS AVE		

2017 Official Community Plan Designation

Residential - Detached and Semi-detached Housing (RD)

Date: 2025/Dec/04

Number of Properties:
306

**Schedule 2
to Bylaw No. 8547, 2025**

“Development Permit Area 1.3 Townhouses”

1.3 TOWNHOUSES

1.3 TOWNHOUSES INTRODUCTION

INTRODUCTION

The townhouse multi-unit residential area, identified as Development Permit Area 1.3 [See Map 1.3] of New Westminster's Official Community Plan, establishes guidelines to encourage functional townhouse projects that support housing choices and sustainable development goals. Townhouses are an opportunity to increase housing choice by allowing for ground oriented, attached, family friendly housing forms in residential neighbourhoods.

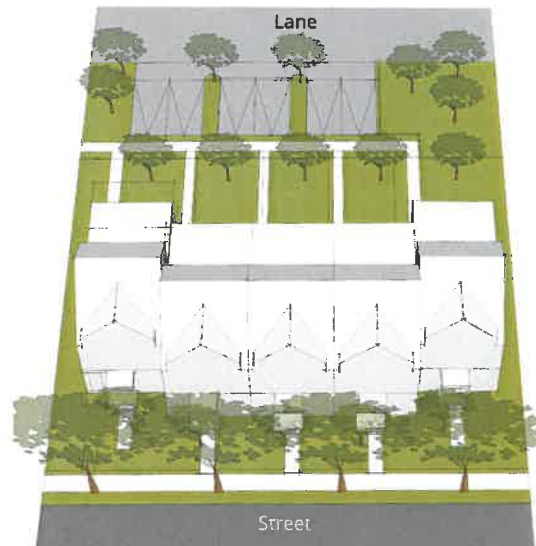
This area is designated as a Development Permit Area with the following purposes:

- Establishment of objectives for the form and character of multi-family residential development,
- Protection of the natural environment, its ecosystems and biological diversity (as outlined in the Justification section of this schedule), and
- Establishment of objectives to promote energy conservation (as outlined in the Justification section of this schedule).

Townhouse tenure may be ownership (strata titled), non-ownership (rental tenure) or co-operative (co-op tenure). For the purpose of this Development Permit Area:

- A 'street-oriented development' is one in which all or a portion of the units face the street.
- A 'courtyard-oriented development' is one where units face an internal courtyard, with end units oriented to front the street.
- A 'mews development' is one where townhouses are arranged on either side of an internal driveway that provides multi-modal access.

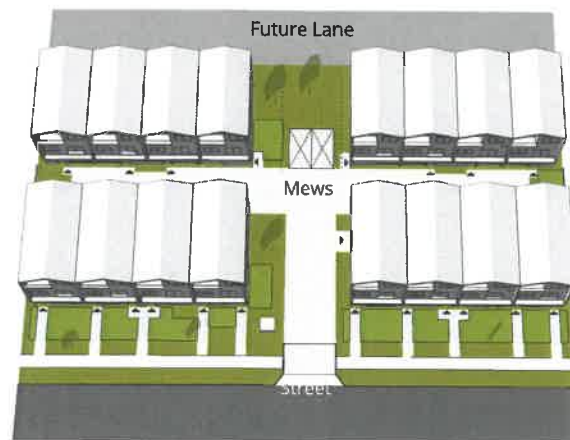
Some developments may be a mixture of 'street-oriented', 'courtyard-oriented' and 'mews'. Side-by-side, back-to-front, and back-to-back townhouses are permitted.



Street-oriented development.



Courtyard-oriented development.



Mews development.

1.3 TOWNHOUSES INTRODUCTION

Applications to develop properties located within this Development Permit Area for laneway or carriage houses, in accordance with existing zoning, must instead comply with the guidelines included in Development Permit Area 1.1 Laneway and Carriage Houses.

Applications to develop properties located within this Development Permit Area for multi-unit residential non-profit housing development must instead comply with guidelines included in the Development Permit Area 1.4 Multiple Unit Residential.



Townhouse streetscape precedent.

GUIDING PRINCIPLES

The development of ground oriented townhouse forms will result in changes to neighbourhoods and streetscapes. The following Guiding Principles are intended to help guide these changes in a way that enhances and maintains the quality of neighbourhoods:

- Create active, vibrant, and human-scale streetscapes that are conducive to walking, cycling and rolling while contributing to well-connected neighbourhoods.
- Provide livable spaces with optimum daylight and ventilation, access to ground level open space, and functional, efficient interiors.
- Design buildings to minimize overlook onto adjacent properties to provide privacy.
- Encourage buildings with low environmental impact, such as reduced water use and low operational and embodied carbon.
- Design outdoor spaces as valued year-round assets that maximize ecological benefits, such as rainwater management and biodiversity.
- Ensure outdoor spaces provide areas for both private use and enjoyment and opportunities for social connections between neighbours of all ages, which are engaging, active and well-used.
- Prioritize retention of high value, mature trees and the growth of the urban tree canopy through the planting and establishment of new trees.
- Enable functional site design that supports appropriate multi-modal access, solid waste and recycling servicing and electrical and telecommunications servicing.

1.3 TOWNHOUSES DEVELOPMENT PERMIT GUIDELINES

ARCHITECTURE AND SITE DESIGN

1.3.1 BUILDING SIZE, MASSING AND ROOF FORMS

Intent: The size and massing of townhouse developments contribute to human-scaled, walkable and welcoming streetscapes and are well integrated into the existing neighbourhood.

Townhouse developments must incorporate:

- Massing that responds to the existing and planned context of the neighbourhood, and provides appropriate transitions in scale to buildings, parks, and open space.
- A high-quality design and building form that is complementary to, but has a distinct expression from, adjacent developments.
- Building separation to avoid long, monotonous facades, support active streetscapes, and increase space for trees and landscaping.
- Simple building forms with a primary roof shape.
- Roof forms that are designed to reinforce the identity of individual units.
- Designs which are compatible with existing grade at property lines to avoid artificially raised or lowered grades.

Townhouse developments are encouraged to consider:

- Building heights and massing that step with the site topography or otherwise respond to sloped site conditions.
- Strategies to minimize the perceived massing of buildings, such as stepped back floors or integration of the upper floor into a sloped roof form.
- Dormers where they are clearly secondary to the primary form and the combined dormer width does not exceed 50% of the width of the unit.
- Secondary roof forms that are complementary to the development.

1.3.2 BUILDING SITING, SEPARATION AND SETBACKS

Intent: Townhouse developments provide adequate building setbacks and separation to achieve livability and functional site needs, such as access for emergency responders, on-site multi-modal circulation, privacy between neighbours, interface with surrounding streets and public realm, access to daylight and space for social interaction.

Townhouse developments must incorporate:

- Greater front or rear yard setbacks where required to site buildings beyond the critical root zone of mature, high value trees.
- Building siting that optimizes usable at-grade open space and can accommodate amenities such as porches, patios, common amenity space, trees, gardens, rear surface parking and solid waste storage.
- Buildings that are sited and articulated to frame the edges of streets, parks and open space.
- Building siting that provides opportunities for high-quality landscaping and active streetscapes.
- Where a courtyard or mews is present, a minimum courtyard width of 6.01 metres (20 feet) measured between the main building façades.
- Where a courtyard development is sited perpendicular to the primary street, end units oriented to face the street.

Townhouse developments are encouraged to consider:

- Where a unit faces a side setback, providing a larger setback to ensure privacy of units, and to allow for adequate open space and entry experience, including a walking path to the unit, planted buffer between yards, and weather protected entry porch.

1.3 TOWNHOUSES DEVELOPMENT PERMIT GUIDELINES

1.3.3 STREETScape EXPRESSION AND BUILDING ENTRANCES

Intent: Townhouse developments create a positive interface with the adjacent streetscape and contribute towards welcoming, walkable and pedestrian-scale streetscapes and lanes.

Townhouse developments must incorporate:

- Buildings that are sited and oriented to provide active frontages and overlook public streets, parks, walkways, and open spaces, while balancing privacy considerations.
- Appropriate transitions between public, semi-private and private spaces, using design strategies such as plantings, low fencing, and modest grade changes.
- Delineated private spaces that employ architectural and landscape cues, such as subtle grade changes, materials, decorative railings, and landscaping features, to define private front yards, porches, or patios while maintaining visual connection to the public realm.
- Building and landscape design that responds to and integrates with the off-site design (sidewalk, boulevard, curb location, etc.).



- Locating mechanical equipment, vents, service areas and service kiosks (e.g. gas meters, etc.) away from building windows and in areas that are not between public sidewalk and building fronts.
- Entrances that are clearly visible with intuitive wayfinding and easy identification through architectural and landscape elements.
- For all primary building entrances:
 - A clearly visible, well-lit and weather protected front door, directly accessible from the sidewalk via a walkway.
 - Well-designed entry features such as stoops, shared landings, and porches.
- Secondary building entrances oriented to be clearly visible and identifiable from a courtyard, secondary street frontage, mews, or rear lane (as applicable).

Townhouse developments are encouraged to consider:

- Areas of soft landscaping along the lane and other strategies to support a pedestrian-oriented laneway experience.
- Wayfinding elements such as maps and signs, so that units are relatively easy for service providers and visitors to find.
- Opportunities for resting places (benches) adjacent to sidewalks, especially in areas with significant slope and proximate to transit stops.



Townhouse streetscape precedent. (Left photo: Stewart Howard Architects. Right photo: Ramsay Worden Architects)

1.3 TOWNHOUSES DEVELOPMENT PERMIT GUIDELINES

1.3.4 ARCHITECTURAL EXPRESSION AND MATERIAL FINISH

Intent: Townhouse developments achieve a high quality of design, architectural expression, livability and material finish. Neighbourhoods are activated and made vibrant by a range of architectural styles, from contemporary to traditional expressions.

Townhouse developments must incorporate:

- An architectural design approach that balances the desire for cohesive design with design diversity to ensure a varied streetscape.
- Design elements and materials that express all street facing elevations, including well-defined front entrances, with an equal quality of expression on front and flanking streets.
- Materiality that emphasizes the building's vertical elements, rather than its horizontality, to reduce perception of mass and support a varied streetscape.
- Durable, long lasting and high-quality materials that are well suited to the region's current and future climate.
- A glazing strategy that seeks to optimize building performance and balance increased light access during the winter and reduced heat gain in the summer.
- Where adjacent to a protected heritage property:
 - New buildings designed to respect the urban grain, scale, proportions, and materials of the historic context.
 - Integrating and reinterpreting existing heritage character into the new buildings through high-quality, contemporary design cues.

Townhouse developments are encouraged to consider:

- High quality accent materials at the ground floor level, around unit entries, and on the primary building facades. These may include masonry, lapped siding and/or other textured cladding materials.
- Avoiding synthetic materials intended to mimic natural materials, which are not recommended. Cultured stone products are strongly discouraged.



Example of simple, proportional details and material use at entry.



Example of front entry sequence.

1.3 TOWNHOUSES DEVELOPMENT PERMIT GUIDELINES

1.3.5 BUILDING PERFORMANCE

Intent: Townhouse developments support the City in achieving its sustainability goals now and into the future by prioritizing high energy efficiency, reducing operational and embodied carbon, optimizing air quality, and incorporating passive and active cooling strategies.

Townhouse developments must incorporate:

- Passive solar design integrated into the architecture, such as exterior shading on the west and south elevations.
- Layouts and fenestration to improve natural ventilation, such as providing windows on multiple sides of the unit and ensuring windows are operable.
- Strategically selecting and locating trees to increase building energy efficiency and improve air quality, such as planting deciduous trees on the south and west elevations, is encouraged to mitigate solar gain in summer and allow solar warming in winter.
- Use of high performance, durable, and low-embodied carbon materials, such as sustainably sourced wood, recycled materials, and locally sourced products, whenever possible.
- Minimizing or avoiding use of concrete, plastic, or vinyl building components, understanding that vinyl siding and asphalt are not permitted.

Townhouse developments are encouraged to consider:

- Including active cooling such as heat pumps, provided they are placed in areas that provide the least possible disturbance to surrounding properties, and passive cooling strategies.

ENERGY CONSERVATION

The City of New Westminster is committed to energy conservation in building design with a number of policies, plans and programs aimed at energy and greenhouse gas emissions reduction. ENERGY SAVE NEW WEST is a community energy program designed to improve energy efficiency and reduce greenhouse gas emissions from residential homes and businesses in New Westminster.



Example of courtyard entrance elements.



Example of courtyard development. (Photo: Ramsay Worden Architects)

COMMUNITY ENERGY AND EMISSIONS PLAN 2050

The City endorsed an updated Community Energy and Emissions Plan in 2022, which provides a roadmap to approaching net zero greenhouse gas emissions by 2050, to reduce impact on climate change. One of the five key action areas is Buildings, which includes actions requiring new buildings to be built to high energy efficiency standards that help reduce emissions.

1.3 TOWNHOUSES DEVELOPMENT PERMIT GUIDELINES

LIVABILITY

1.3.6 PRIVACY

Intent: Townhouse developments minimize the impact of overlook on neighbouring properties and within the site.

Townhouse developments must incorporate:

- Offset windows, screening or other strategies to mitigate overlook between properties, as well as within the development.
- A balanced approach in courtyards to provide both privacy between facing units with visibility and opportunities for social interaction such as children's play areas, outdoor seating and dining areas.
- Where balconies or upper-level or rooftop decks are provided, screening, setbacks, or strategic orientation, to mitigate potential privacy and overlook issues with neighbouring properties and between adjacent units.

1.3.7 OPEN SPACE

Intent: Townhouse developments provide quality private and shared outdoor amenity spaces that contribute to livability, sustainability and social connectedness.

Townhouse developments must incorporate:

- Private outdoor amenity spaces that:
 - Where appropriate, incorporate elements to increase privacy and usability of the space. Are oriented to the street to encourage neighbourhood sociability, unless the outdoor space is located on a street where traffic noise would detract from the enjoyment of the open space (such as on the major road network).
- Private outdoor amenity spaces sized to be a minimum of 14.8 square metres (160 sq. ft.), with a minimum dimension of 1.83 metres (6 ft.) per unit and contiguous. Where it is more appropriate to the site, a reduction to size requirements could be considered, provided one or multiple shared, well-programmed, and sufficiently sized shared outdoor space(s) are provided.

- A combination of soft and hard landscaping.
- Open space that appropriately anticipates and accommodates areas for pet relief, to ensure relief is not concentrated on City boulevards.
- Open space provided at-grade, on raised terraces, on upper level balconies, and/or on rooftops. Enclosed upper level decks and balconies are not permitted.

Townhouse developments are encouraged to consider:

- Balancing direct access to sunlight with opportunities for shade.
- Universally-accessible shared outdoor amenity spaces that provide spaces to socialize, play, garden and take part in recreational activities.
- Creating publicly accessible open spaces at street corners, such as community nodes.
- Communal public spaces with co-located facilities (e.g. mailbox or primary entrance nearby) to increase chances of repeated encounters with neighbours.



Example of simple, contemporary building forms with front gardens and gates. (Ramsay Worden Architects).

1.3 TOWNHOUSES DEVELOPMENT PERMIT GUIDELINES

LANDSCAPE DESIGN

1.3.8 TREES AND TREE CANOPY

Intent: Townhouse developments support the City's biodiversity, rainwater management, climate resilience and adaptation objectives. Sites should be designed to prioritize, accommodate and support the long-term preservation of existing high-value trees and the growth and establishment of new tree canopy.

Townhouse developments must incorporate:

- Site planning, including building location and outdoor spaces, that protects mature and healthy existing trees, and creates optimal space and conditions for the addition of new trees.
- New tree plantings that prioritize diverse, climate adaptive and drought tolerant species to provide shading and cooling and contribute to a reduction in the urban heat island effect.
- "Right tree, right place" approach to tree plantings that ensure larger-growing trees are located in sufficiently large spaces, and smaller trees in small private yards and planters.
- A minimum of 15 cubic metres of continuous soil for all new tree plantings; 10 cubic metres per tree if sharing soil.

Townhouse developments are encouraged to consider:

- Combining soft landscaped areas to increase overall soil volume for trees beyond the minimum requirements.
- Using structural soils or soil cells to increase soil volume availability where tree planting is occurring adjacent to hard landscaping features.
- Prioritize the planting of trees in groups or groves where soil, water and nutrients can be shared.
- Balance species selection to provide large canopy, shade trees for relief in warm months, and evergreen trees that can provide rainwater management benefits throughout the year. Larger-canopied trees, and those reaching a greater mature height, are preferable to smaller, ornamental trees.

URBAN FOREST MANAGEMENT STRATEGY

In recognition of the urban forest as a valued public resource at risk of decline, the City developed a city-wide Urban Forest Strategy that aims to protect and enhance the urban forest system. This Strategy identifies 40 actions to increase tree canopy cover from 18% to a target of 27% by 2035. To achieve this, new development proposals must consider the Urban Forest Management Strategy and comply with the Tree Protection and Regulation Bylaw.



Examples of compact outdoor spaces with trees, planting and pervious surfaces.

1.3 TOWNHOUSES DEVELOPMENT PERMIT GUIDELINES

1.3.9 OVERALL LANDSCAPE DESIGN

Intent: Landscape design supports the City's Integrated Stormwater Management Plan objectives through contributing to biodiversity and climate resiliency, while enhancing livability.

Townhouse developments must incorporate:

- Designs that maximize site permeability, with an emphasis on landscaping while accommodating other functional and programmatic site needs.
- A grading strategy that seeks to slow, sink, spread, and reduce rainwater runoff. Rainwater collected on hard, impervious surfaces will not be directed to neighbouring properties and must be accommodated on-site.

Townhouse developments are encouraged to consider:

- Incorporating rain gardens and swales in landscaping design as a priority to achieving integrated stormwater management targets.
- Incorporating habitat features such as bird nesting boxes, bat boxes, mason bee homes, and water sources into the open space design.
- Including green roofs with sedums and native grasses to provide insect and bird habitat, cisterns, coniferous trees and shrubs and other rainwater management techniques integrated into the architecture.

INTEGRATED STORMWATER MANAGEMENT PLAN

The City's Integrated Stormwater Management Plan (ISMP) outlines and guides the planning of stormwater management initiatives for the City. The long term initiative of the Plan is to minimize runoff volume and to reduce the risks and consequences of pollutants in stormwater runoff entering the Fraser and Brunette rivers. The ISMP includes a set of runoff reduction and water quality targets. The ISMP also includes a Best Management Practice Toolkit that provides guidelines for a range of common tools that infiltrate, treat or detain stormwater. New development will be required to use one or more of these tools in order to meet the ISMP targets.

BIODIVERSITY STRATEGY

The City of New Westminster Biodiversity and Natural Areas Strategy outlines best practices for planting plans that prioritize biodiversity, climate-adaptation, low maintenance and pollinator species.

1.3 TOWNHOUSE DEVELOPMENT PERMIT GUIDELINES

1.3.10 SOFT LANDSCAPING

Intent: Soft landscaping supports the City’s biodiversity and contributes to the overall aesthetic character and livability of townhouse developments. Use of high-quality plants and materials is expected.

Townhouse developments must incorporate:

- A diversity of plant species that contribute to local biodiversity, including pollinator and native plant species. Invasive species and artificial turf are not permitted.
- Evergreen plantings to intercept rainwater in all seasons.
- Plants that are drought-resistant and low maintenance.
- Non-invasive plant species that are: suitable for the local climate and resilient to climate change, durable, low maintenance, and drought-tolerant.
- Plantings and deciduous trees that optimize light/sun exposure in winter months and shade in summer months in both exterior and interior spaces.



Examples of pervious paving materials.



Example of simple, contemporary building forms with front gardens and gates.

1.3.11 HARD LANDSCAPING

Intent: Hard landscaping supports the City’s Integrated Stormwater Management goals and contributes to the overall aesthetic character of townhouse developments. Use of durable and high-quality materials and finishes is expected.

Townhouse developments must incorporate:

- Pervious surfaces on surface parking areas and driveways, such as unit pavers installed over a bed of sand and gravel, dust-free stone/gravel and grass pavers. Asphalt is not permitted for mews or other on-site drive aisles or parking areas.
- High quality hardscape materials such as pavers, brick, and concrete along pathways and in shared outdoor amenity spaces.

Townhouse developments are encouraged to consider:

- Pervious surfacing for patios and pathways.
- Minimizing required maintenance and ensuring longevity of landscape finishes.

1.3 TOWNHOUSES DEVELOPMENT PERMIT GUIDELINES

1.3.12 SCREENS, FENCES AND RETAINING WALLS

Intent: Townhouse developments thoughtfully transition to the public realm and adjacent properties and incorporate landscape elements to mitigate views of service and parking areas.

Townhouse developments must incorporate:

- Fence materials that are high-quality, durable and provide visual interest and are appropriate for the residential character of the use such as 'soft' materials like wood. Chain link is not permitted.
- Fencing design that balances privacy needs while contributing positively to the streetscape.
- Grading that reduces the use of retaining walls along property lines.
- Where retaining walls facing public rights-of-way are unavoidable, they must be stepped to reduce their overall height with planted terraces between levels to soften their appearance and scale. Retaining walls should not exceed heights of 0.61 metres (2 ft.) to avoid the required use of guardrails

Townhouse developments are encouraged to consider:

- Low embodied carbon materials such as locally sourced wood.
- Planting strips along the public side of a screen, fence or retaining wall where it faces a street or lane.

CIRCULATION, ACCESS, PARKING AND SITE SERVICING

1.3.13 CIRCULATION, ACCESS AND PARKING

Intent: Townhouse developments prioritize walking and cycling circulation and access above vehicle circulation, in support of the City's Transportation Hierarchy. Vehicle parking and access prioritizes safety of non-motorized traffic, is thoughtfully designed to mitigate public realm impacts, and is integrated into the development and wider neighbourhood. Where possible, vehicle parking areas allow for flexibility of use.



Example of fence/screen combined with planting.



Example of a carport design.



Example of shared parking areas and tree planting.

1.3 TOWNHOUSES DEVELOPMENT PERMIT GUIDELINES

Townhouse developments must incorporate:

- A circulation plan that ensures all pedestrian and cyclist circulation is accommodated on-site.
- Walking pathways sized to a minimum of 1.2 metres (4 ft.) in width. Walking pathways sized to a minimum width of 1.5 metres (5 ft.) is preferred for higher volume areas (such as central courtyards).
- Walking and cycling circulation paths that are clearly separated from vehicle circulation routes. Cues such as subtle grade and/or material changes, landscape buffers, and/or decorative railings may be considered.
- Bicycle parking that is secure and weather protected.
- Parking pads for visitor parking:
 - On large sites, visitor parking should be distributed for ease of accessibility throughout the development.
- Surface materials, landscaping and lighting to support safe and comfortable pedestrian movements. Site lighting should prevent light-spill onto adjacent properties.

Townhouse developments are encouraged to consider:

- Residential parking in the form of surface level parking pads and/or carports.
 - When dedicated residential parking is provided in an attached garage, it is to be wholly contained within the fabric of the building envelope.
 - Underground parking may be considered in unique circumstances if it results in increased open space and does not involve significant loss of existing trees or regrading of the site.
- Providing access to bicycle parking via ramps or side ramps incorporated into stairways where needed to navigate grade.
- Providing shared facilities that support bicycle maintenance, such as a bicycle repair area.
- Providing a universally accessible pathway (or pathways) that can support use of mobility aids and strollers, as well as connects primary or secondary entrances to streets or lanes on flat sites.
- Minimizing driveway lengths and the interface between vehicle and pedestrian movements.
- Including designs that support multi-purpose use (e.g. play and recreation), where parking pads are provided.

- Planting trees between groups of parking spaces and/or between garage doors.

1.3.14 SOLID WASTE, RECYCLING AND UTILITY SERVICING

Intent: Townhouse developments comfortably and conveniently accommodate functional site servicing needs in balance with other site uses.

Townhouse developments must incorporate:

- Adequate space for waste collection, including garbage, recycling and organics containers, for all units on the property, either as individual bins per unit or centralized waste containers.
- Appropriately sized waste staging areas and clear access routes to enable safe and efficient solid waste collection. Routes should be free of physical impediments such as parked vehicles, and have vertical clearance to avoid building overhangs and trees.
- Waste storage areas located inside of a building or screened from public view, using materials consistent with the overall design. Refer to the New Westminster Solid Waste Facility Guidelines for Development Applications for further information, including Development Application Plan drawing requirements.
- Utility infrastructure, such as electrical transformers or rainwater detention tanks, located and screened in a way that mitigates negative public realm impacts and other site functions.
- Electrical transformers located on private property. Siting of electrical transformers on City property is not permitted.

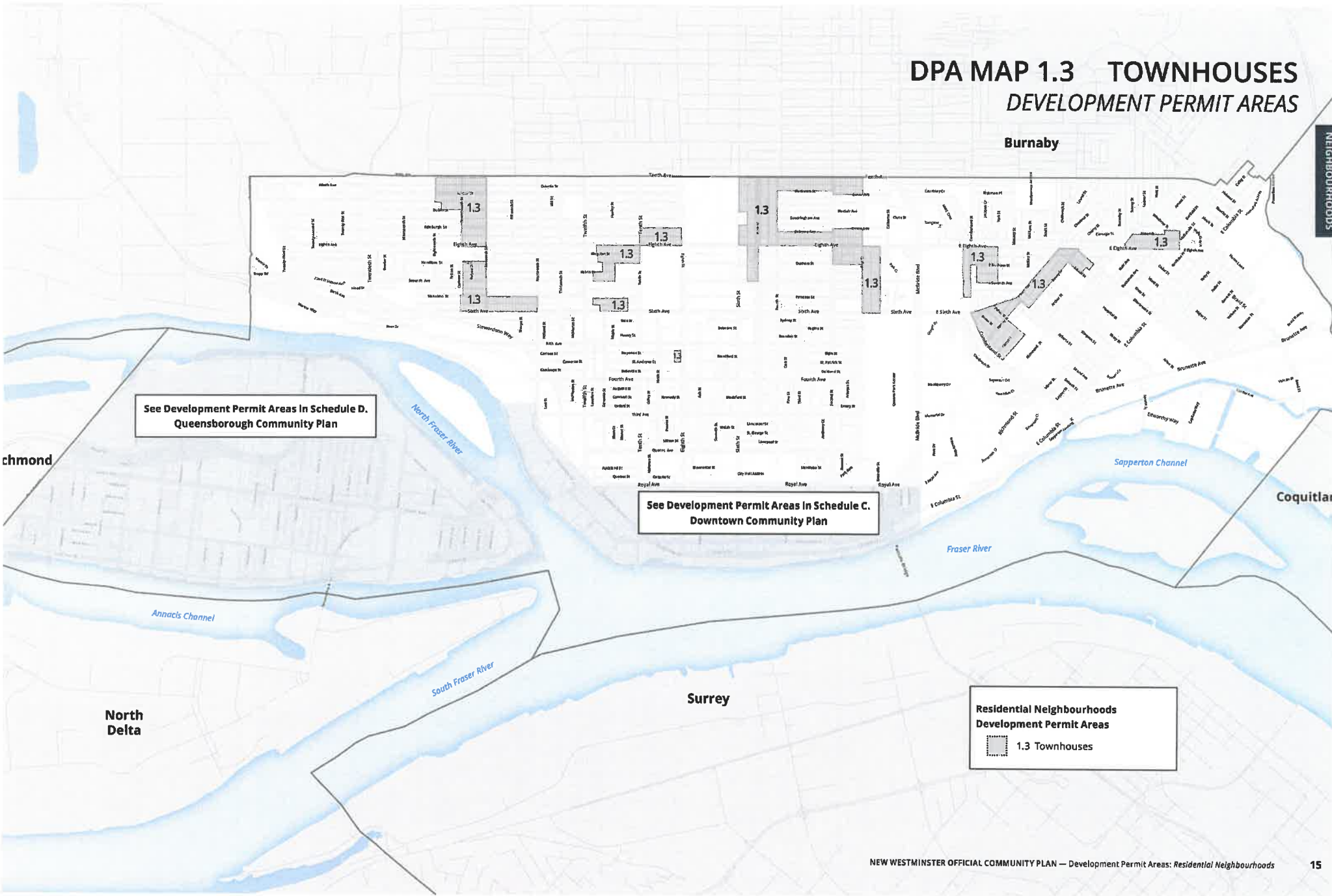
SOLID WASTE FACILITY GUIDELINES FOR DEVELOPMENT PERMIT APPLICATIONS (RESIDENTIAL)

The City's Solid Waste Facility Guidelines for Development Permit Applications were created to assist development applications with understanding the solid waste service requirements for new multiple residential developments and residential uses within mixed use developments.

This page was intentionally left blank.

DPA MAP 1.3 TOWNHOUSES DEVELOPMENT PERMIT AREAS

NEIGHBOURHOODS



See Development Permit Areas in Schedule D.
Queensborough Community Plan

See Development Permit Areas in Schedule C.
Downtown Community Plan

**Residential Neighbourhoods
Development Permit Areas**
 1.3 Townhouses

This page was intentionally left blank.