



**Advisory Planning Commission**

**Tuesday, February 17, 2026  
6:00 p.m.**

**Committee Room 2, Second Floor & Zoom  
New Westminster City Hall, 511 Royal Avenue**

Present: Raj Dhaliwal, Chair  
Anna Cuyegkeng\*  
Devin Hentschel  
Anne Peterson\*  
Gwendolyn Reischman  
Joseph Van Vliet\*

Absent: Ginny Foo  
Krista Macaulay  
Paolo Paragas  
Gwendolyn Reischman

*\*Attendance by electronic means*

**1. CALL TO ORDER & LAND ACKNOWLEDGEMENT**

The Committee Clerk called the meeting to order at 6:00 p.m. and recognized with respect that New Westminster is on the unceded and unsundered land of the Halkomelem speaking peoples. It was acknowledged that colonialism has made invisible their histories and connections to the land. It was recognized that, as a City, we are learning and building relationships with the people whose lands we are on.

**2. INTRODUCTIONS & ORIENTATION**

**2.1 Advisory Group Orientation**

Members of the Advisory Planning Commission and staff introduced themselves. Maureen Latta, Committee Clerk, provided an overview of orientation items, including the requirement for members to advise Legislative Services in advance if they are unable to attend a meeting, and the need to return the signed Commitment of Conduct and Freedom of Information Permission forms.

**3. ELECTION OF OFFICERS**

**3.1 Chairperson**

The Committee Clerk called for nominations from the floor for the appointment of the Chair for the Advisory Planning Commission.

MOVED and SECONDED

*THAT Raj Dhaliwal be appointed as Chair of the Advisory Planning Commission for the 2026 term.*

**CARRIED**

**3.2 Vice Chairperson**

The Committee Clerk called for nominations from the floor for the appointment of the Vice-Chair for the Advisory Planning Commission.

MOVED and SECONDED

*THAT Anna Cuyegkeng be appointed as Vice-Chair of the Advisory Planning Commission for the 2026 term.*

**CARRIED**

**4. AGENDA ADDITIONS & DELETIONS**

MOVED and SECONDED

*THAT the Agenda of the Advisory Planning Commission meeting held on February 17, 2026 be approved.*

**CARRIED**

**5. MINUTES**

MOVED and SECONDED

*THAT the Minutes of the Advisory Planning Commission meeting held on December 2, 2025, be adopted.*

**CARRIED**

**6. PRESENTATIONS & REPORTS**

**4.1 Our City, Our Homes: Implementation of Transit Oriented Development Area Extensions and Regional Planning**

With the aid of a PowerPoint presentation, Lynn Roxburgh, Manager, Housing and Land Use Planning, and Samuel Austin, Senior Land Use Planner, presented proposed amendments to the Official Community Plan Bylaw regarding proposed boundary extensions within the Transit Oriented Development (TOD) Areas.

The following points were highlighted:

- TOD Areas are a provincial initiative requiring municipalities to permit specified residential height and density within 800 metres of SkyTrain stations, with densities of up to 20 storeys permitted within 200 metres, up to 12 storeys between 201 metres and 400 metres, and 8 storeys permitted at distances between 401 metres and 800 metres, and with limited municipal authority to impose certain restrictions such as minimum off-street parking;
- the City adopted the required Transit Oriented Area Designation Bylaw in June 2024, and properties with residential use permitted under the Zoning Bylaw may utilize the legislation;
- two new land use designations – Residential Limited Mid-Rise (RLM) and Residential Mid-Rise (RMR) – are proposed within the Official Community Plan to respond to the heights and densities enabled by the legislation, and are proposed to permit a range of residential forms, including ground-oriented infill, townhouse, low-rise, and mid-rise housing;
- it is proposed to extend the RLM land use designation to select properties at the outer edges of the TOD Areas to support smoother transitions in density and improved development potential, guided by principles related to block coverage from TOD Areas, logical geographic boundaries, and site conditions that support coordinated development;
- maintaining the existing TOD boundary may be appropriate where only a limited number of properties are within the TOD Areas, where site constraints limit suitability for higher-density development, or where properties are better suited to infill or townhouse forms;
- public engagement on the proposed RLM extension areas and principles in spring 2025 indicated approximately 70% support from participants, with refinements made following further analysis by the Infill Housing Program and Townhouse Accelerator Program;
- work is underway to prepare a new Regional Context Statement incorporating previously endorsed Council policies and demonstrating alignment between the City's Official Community Plan (OCP) and Metro Vancouver's 2050 objectives related to regional population and employment growth;
- staff provided an overview of the Frequent Transit Development Areas (FTDAs), which support higher-density residential and commercial development in areas well served by frequent transit, including areas surrounding Braid, Sapperton, and 22<sup>nd</sup> Street Stations, and advised that an expansion of the FTDAs is proposed to align with provincially defined TOD Areas to improve consistency between provincial legislation, regional policy, and municipal planning policy, and to support long-term infrastructure planning and coordination with TransLink;

- it is also proposed to introduce a new FTDA for the Uptown neighbourhood, which would replace the now defunct local centre overlay, and continue to acknowledge the role the area plays within both the City and region;
- additional proposed OCP amendments relate to greenhouse gas reduction targets and actions, as well as administrative updates to the Queensborough Community Plan; and
- next steps include presenting the proposed OCP updates to Council, followed by Council direction on a bylaw amendment and potential public hearing in the summer 2026, at which time final feedback from the Commission be sought as part of the public hearing process.

In response to questions from the Commission, staff advised that:

- no pre-zoning changes are proposed at this time;
- accessibility requirements are addressed through the Zoning Bylaw, with enhanced design standards implemented through City guidelines, particularly for multi-family developments, and that further consideration may be given to site accessibility, including movement into and through developments;
- the City continues to advocate to TransLink for increased frequency on existing transit routes, expanded service to support projected growth, and has identified transit corridors for future advocacy;
- the City's Transportation Division has launched a shared bicycle pilot program at select locations and is exploring opportunities to improve neighbourhood connectivity and address topographic challenges; and
- redevelopment increasingly involves smaller, consolidated lots which presents challenges in securing publicly accessible open spaces, and staff are evaluating options to secure public space through development approvals and servicing agreements, with larger redevelopment areas near Sapperton and 22<sup>nd</sup> Street Stations offering greater potential for public green space.

Discussion ensued and the following comments of the Commission were noted:

- the importance of diversity in building styles and housing forms, including a range of sizes to support families, and the early integration of environmental considerations in the development process;
- a recommendation that expectations for energy-efficient systems, such as solar panels and heat pumps, be established through policy and guidelines within TOD Areas;
- a recommendation to explore guidelines requiring developers to plan for additional electrical capacity at the outset to future-proof buildings, noting that strata

developments present challenges related to retrofitting, including electrical service capacity limitations, approval processes, and associated costs;

- the importance of aligning population growth with supporting infrastructure including green spaces, greenways, and schools, and integrating these elements proactively into planning processes; and
- the need to ensure neighborhoods remain family-friendly, walkable, and livable as density increases around transit areas.

In response to discussion, staff noted that new design guidelines will be developed in coordination with the City’s Climate Action Team to integrate sustainability objectives into future TOD-area development and that electrical capacity planning is being considered within the electric utility.

**7. NEW BUSINESS**

None.

**8. ADJOURNMENT**

MOVED and SECONDED  
*THAT the meeting adjourn (6:54 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the Advisory Planning Commission meeting held on February 17, 2026.

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Raj Dhaliwal  
CHAIR

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Maureen Latta  
COMMITTEE CLERK