

## Attachment 1

### *Policy and Regulations Summary*

## **POLICY AND REGULATIONS**

### **OCP**

The subject site is designated (RM) Residential Multiple Unit Buildings which allows for a mix of small to moderate sized multi-unit residential buildings. Principle building forms supported by this designation include: townhouses, rowhouses, stacked townhouses and low rises.

Only in circumstances where the Development Permit Area guidelines can be met, a compelling case can be made, and appropriate amenities are provided will a five or six storey low rise building be considered.

### **Development Permit Area**

The subject site is located within the 1.4 Multiple Unit Residential Development Permit Area (DPA). The intent of this DPA designation is to “integrate multi-unit housing forms into the city’s single detached dwelling and ground oriented housing neighbourhoods.”

This area is designated 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, and;
- Establishment of objectives to promote energy conservation.

As part of the formal Development Permit application review, this proposal is being reviewed and evaluated against the 1.4 Multiple Unit Residential DPA guidelines, with future input from the New Westminster Design Panel.

### **Zoning**

The subject site is zoned RM-2 Apartment Low Rise. The intent of this zone is to allow low-rise apartment development with an opportunity for increased density upon amenity provision conditions being met. A rezoning would be required as the proposal exceeds the maximum density of the zone and required setbacks of the bonus density regulations.

### **Family Friendly Housing**

The proposal would be required to provide a minimum 25% two and three bedroom units, of which a minimum 5% of the overall number of units would need to contain three bedrooms or more.

**Secured Market Rental Housing Policy**

As part of the City's priority for new secured rental housing, incentives include parking reductions and waiving density bonus payments. This project proposes all units as rental under the Secured Market Rental Housing Policy. The units would be secured for 60 years or the life of the building through a Housing Agreement.

**Density Bonus Policy**

The City's Density Bonus Policy would not apply to the project as the building is proposed as 100% rental.