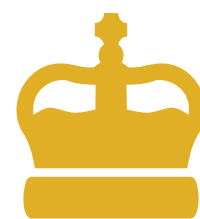




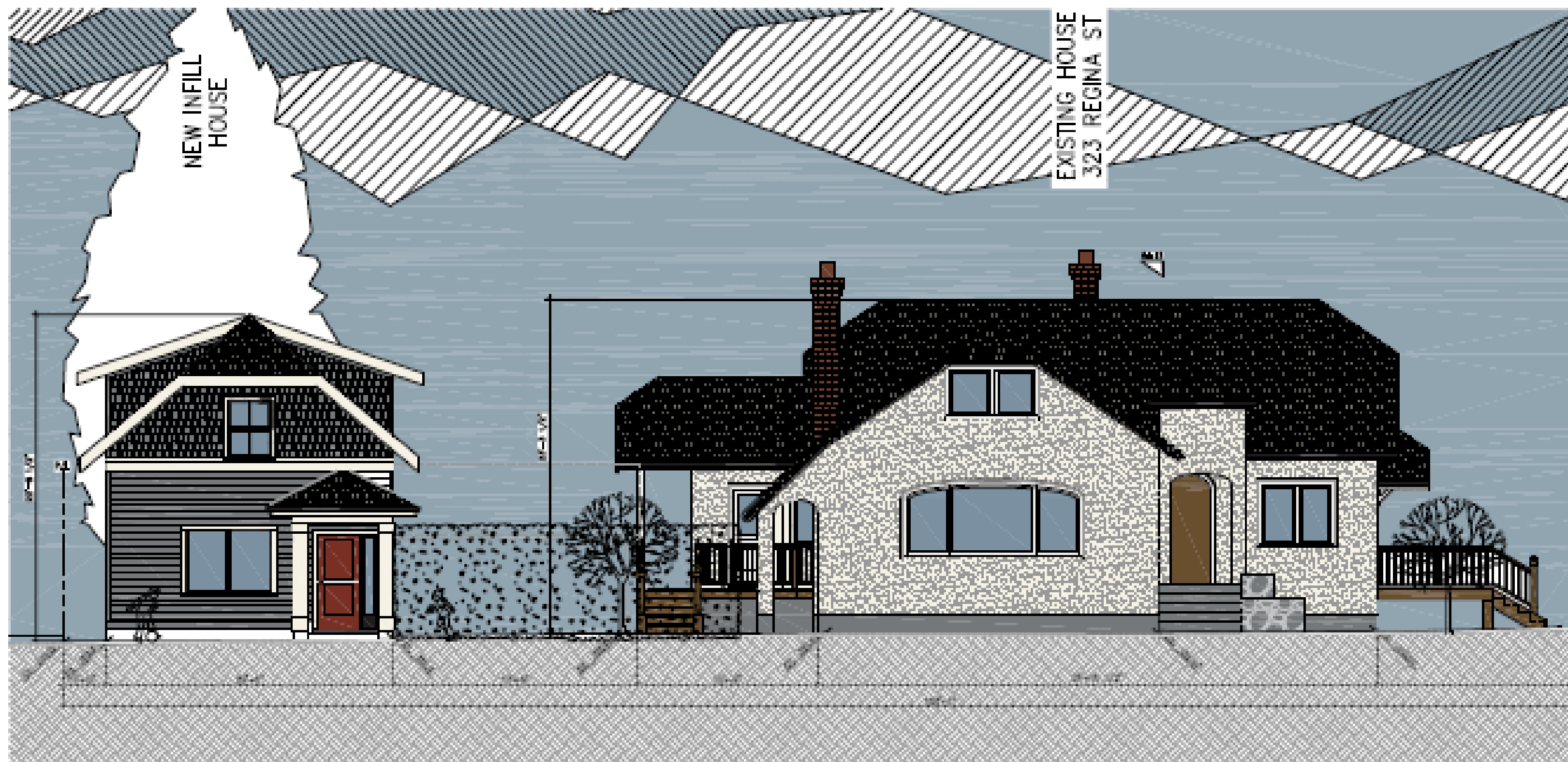
HRA REFRESH

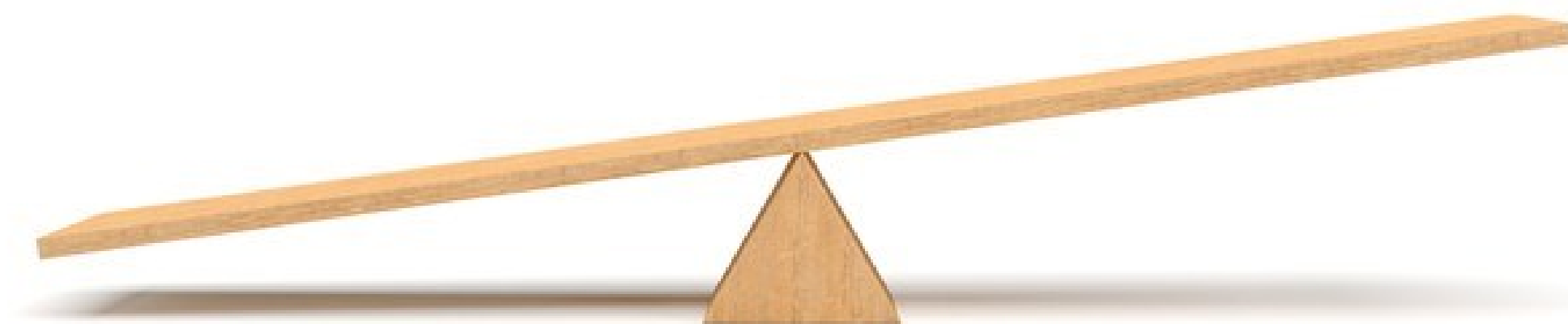
Housing principles for small-scale heritage developments



NEW WESTMINSTER

What is an HRA?





Development Options



- 1. DENSITY**
- 2. SUBDIVISION**
- 3. STRATIFICATION**
- 4. INFILL**
- 5. CONVERSION**

Community Amenities



HERITAGE
CONSERVATION



COMMUNITY DIVERSITY &
INCLUSION



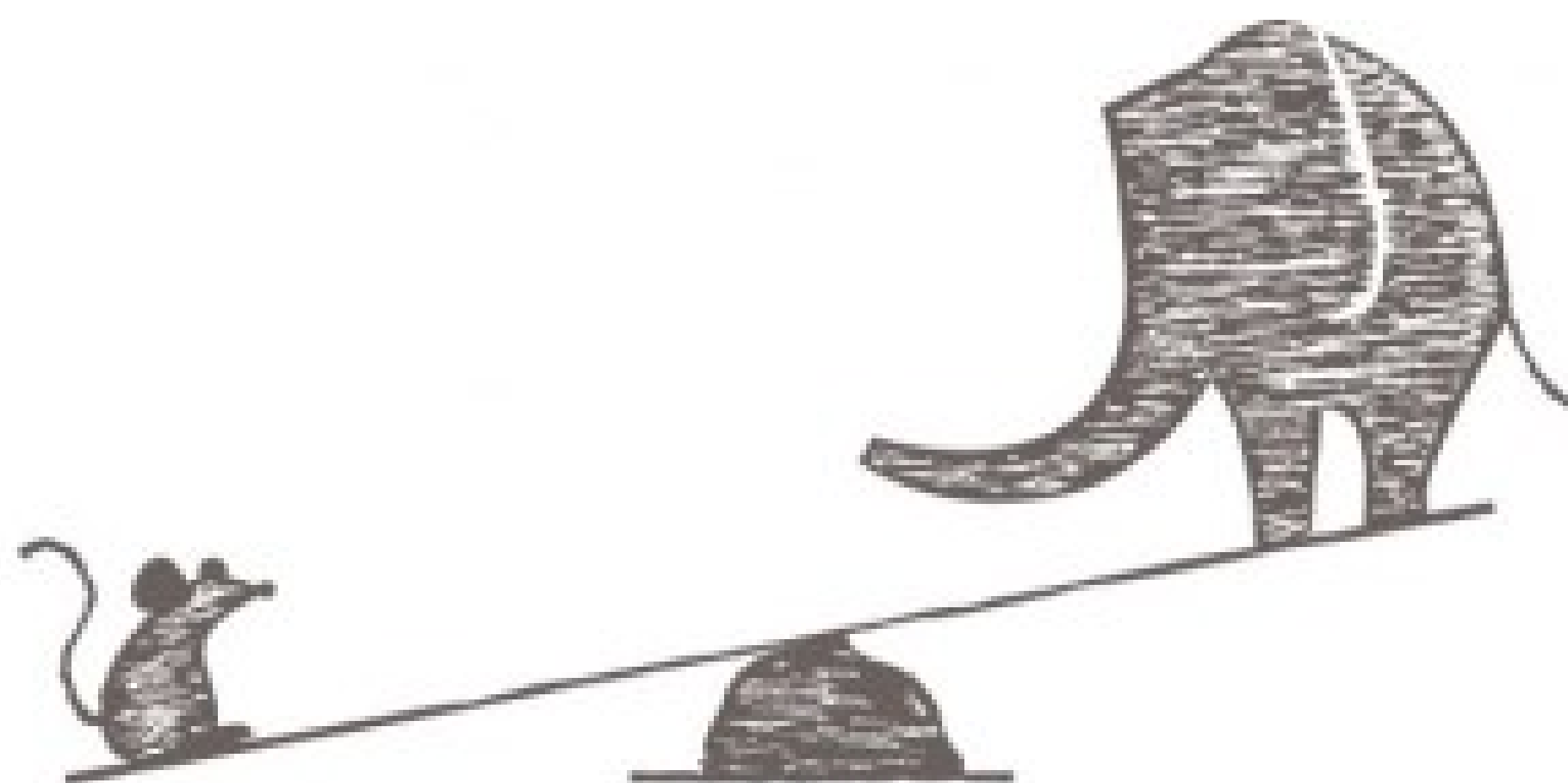
HOUSING CHOICE



ENERGY & ENVIRONMENT

Refresh Project

1. Increase clarity, certainty, and expectations for applicants and the community
2. Reduce the level of negotiation on each project, which otherwise draws out project timelines
3. Provide equitable incentives and requirements city-wide
4. Integrate with current City programs, policies, and Council priorities



Feedback

1. Is it appropriate to include these principles for the HRA program?
2. If so, do the principles include the right topics?
3. Or, is there anything missing from the principles?

Principle: Housing Choice



1. Allow development on sites with heritage assets
2. Be consistent with the OCP's heritage incentives

Principle: Infill



1. Focus on:
 - a. Missing middle
 - b. Ground-oriented
 - c. Family-friendly
2. Use on site space for people not cars

Principle: Rental



1. Create rental units
2. Do not reduce rental units

Feedback

1. Is it appropriate to include these principles for the HRA program?
2. If so, do the principles include the right topics?
3. Or, is there anything missing from the principles?