

Appendix A:

*Summary of Related City Policies and  
Regulations*

## **APPENDIX A: SUMMARY OF RELATED CITY POLICIES AND REGULATIONS**

### **Official Community Plan**

The RD (Residential – Detached and Semi-Detached Housing) land use designation is defined as follows:

This area will include low density ground oriented residential uses including single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite and/or a detached accessory dwelling unit (e.g. laneway house, carriage house), and complementary uses such as a corner store or child care.

The RGO (Residential – Ground Oriented Infill Housing) land use designation is defined as follow:

To allow a mix of ground oriented infill housing forms which are complementary to the existing neighborhood character. Forms and uses include single detached dwellings, single detached dwellings on a compact lot, duplexes, triplexes, quadraplexes, cluster houses, townhouses, rowhouses and complementary uses such as a corner store or child care.

The use proposed in this project are consistent with the RD or RGO land use designations.

### **Multiple Unit Residential Development Permit Area**

A six-storey multi-unit development would be considered under the Multiple Unit Residential Development Permit Area (DPA). The intent of this DPA is to integrate multi-unit housing forms into the city's single-detached dwelling and ground oriented housing neighborhoods in a way that is complementary with the surrounding housing. Objectives and guidelines are outlined for:

- The form and character of multi-family residential development.
- Protection of the natural environment, its ecosystems and biological diversity.
- Objectives to promote energy and water conservation and reduction of greenhouse gas emissions.

A Development Permit, issued by the Director of Development Services, is required before any development or alteration to the lands or exterior of buildings on the lands.

### **Zoning Bylaw**

The subject properties are currently zoned *RS-1 Single Detached Residential Districts*. The intent of this zone is to allow single detached dwellings, secondary suites, and

laneway or carriage houses in residential neighborhoods. A rezoning would be required as to permit a six-storey multi-unit residential form.

### **Inclusionary Housing Policy**

The purpose of the Inclusionary Housing Policy is to help meet the City's affordable rental housing needs by securing built below market and non-market rental units in new multi-unit strata residential and mixed use residential developments seeking additional density.

Under Option 1 of the policy, applications requesting an OCP amendment and/or exceed the Density Bonus Policy, must provide a minimum of 20% of total units or floor area as built affordable units. The units must be sold to a non-profit or BC Housing at below-market value.

### **Family-Friendly Housing Policy**

As per the City's Family-Friendly Housing Policy, multi-family rental developments would be required to provide a minimum of 25% two and three bedroom units, of which at least 5% of the overall number of units would need to contain three bedrooms or more. Multi-family ownership developments would be required to provide a minimum of 30% two and three bedroom units, of which at least 10% of the overall number of units would need to contain three bedrooms or more. More information will be required in a subsequent application to confirm the conformance with the Family Friendly Housing Policy.

### **100 Year and Older Heritage Review Policy**

In 2020, Council approved a revised heritage review policy, which highlights the City's interest in retaining New Westminster's oldest buildings. As such, Demolition Permit applications for buildings that are 100 years and older require a Heritage Assessment and review by the Community Heritage Commission.

### **50 Year and Older Heritage Review Policy**

The City's heritage review policy is that demolition applications for a building or structure older than 50 years is automatically forwarded to the Planning Division for review, and may be referred to the Community Heritage Commission (CHC) for comment if it is deemed by the Planning Division to have sufficient heritage significance.