

HAF Agreement and Action Plan Summary New Westminster, British Columbia

Summary of Agreement Targets and Funding

Status as of March 24, 2025

Overall Permitted Unit Targets (3 years)	2,346
Units expected without HAF (baseline)	2,035
Units incented by HAF (HAF-incented)	311
Municipality's 10-year unit projection	2,734

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	2,346	678	734
<ul style="list-style-type: none"> • Multi-Unit housing units in close proximity to rapid transit 	1,829	<i>Note: there are no annual forecasts for different unit types.</i>	297
<ul style="list-style-type: none"> • Missing middle housing units 	187		187
<ul style="list-style-type: none"> • Other multi-unit housing units 	269		269
Affordable Housing Units	213		52

HAF Funding Schedule and Explanatory Notes:

The total funding envelope for HAF recipients is based on the number of HAF-incented units, as described in Section 10 of the Pre-Application Reference Material. Advances are disbursed annually, subject to compliance with the terms and conditions of the HAF agreement.

Total funding eligibility	\$11,428,628
Annual advance amount	\$2,857,157

CMHC has reviewed New Westminster's first annual report and is satisfied that the city is meeting its commitments under the HAF agreement. The second advance will be made in full.

Summary of Initiatives and Milestones

Initiative 1: Development Approval Process Accelerator

Reducing development approval times by updating the processes, from application intake to final decision.

- Reviewing current processes on a minimum of 10 application types with consideration given to the requirements of different city departments.
- Implementing and adopting recommendations made by staff.

Initiative	Due Date	Status
Development Approval Process Accelerator	2024-07-28	Completed
Milestones	Due Date	Status
Project Launch	2023-10-27	Completed
Implementation Plan	2024-05-12	Completed
Council Adoption	2024-07-28	Completed

Initiative 2: 22nd Station Carbon Neutral Neighbourhood Vision

Developing a plan to transition the 22nd Station area, which surrounds a rapid transit station and bus loop, from a low-density residential neighbourhood to a high-density mixed use community.

- Identify revisions to the Official Community Plan and Zoning Bylaw including land use designations, design guidelines and zoning regulations related to density, height, and parking, to incentivize increased density.
- Engaging First Nations and other community members for input.

Initiative	Due Date	Status
22nd Station Carbon Neutral Neighbourhood Vision	2024-12-15	Completed
Milestones	Due Date	Status
Project Launch	2023-08-31	Completed
Ideas Collection and Evaluation	2024-05-31	Completed
Bold Vision Endorsement	2024-12-15	Completed

Initiative 3: Infill Housing Accelerator

Pre-zoning up to six units as-of-right in low density areas across the city to increase housing choice and speed up the development approval process.

- Consult with other municipalities, developers, builders, other community partners and an interdepartmental staff team for input on amendments to the Official Community Plan and Zoning Bylaw, and design guidelines.
- Revise web content and supporting materials used to help applicants navigate the approval process.

Initiative	Due Date	Status
Infill Housing Accelerator	2026-06-15	On Track
Milestones	Due Date	Status
Project Launch	2024-06-30	Completed
Research and Analysis	2026-04-15	On Track
Council Adoption	2026-06-15	Not Started

Initiative 4: Townhouse Accelerator

Pre-zoning for townhomes on low density properties to increase housing density and choice.

- Amending the Zoning Bylaw to allow townhouse units outright and increase the density permitted and make improvements to regulations based on lessons learned from past projects.
- This initiative also includes revising web content and supporting materials used to help applicants navigate the approval process.

Initiative	Due Date	Status
Townhouse Accelerator	2025-09-15	On Track
Milestones	Due Date	Status
Project Launch	2024-07-15	Completed
Research and Analysis	2025-08-15	On Track
Council Adoption	2025-09-15	Not Started

Initiative 5: Affordable Housing Accelerator

Pre-zoning for affordable, rental housing projects operated by non-profits and faith-based organizations to speed up development approval process.

- Amending the Official Community Plan to incentivize affordable housing, such as allowing affordable rental housing projects to achieve higher density than market projects.
- Amending the Zoning Bylaw to enable affordable housing within the parameters of the program without the need for Council rezoning approvals.

Initiative	Due Date	Status
Affordable Housing Accelerator	2025-12-31	On Track
Milestones	Due Date	Status
Project Launch	2024-07-12	Completed
Council Adoption of Zoning Bylaw	2025-01-31	Completed
Council Adoption of Official Community Plan	2025-12-31	On Track

Initiative 6: Inclusionary Housing Accelerator

Removing barriers to affordable housing by updating the Inclusionary Housing Policy.

- Conduct research and analysis with input from the development community and non-profit housing providers.
- Providing clear guidance on delivery, ownership, rent amounts, and management of affordable units.

Initiative	Due Date	Status
Inclusionary Housing Accelerator	2025-09-16*	On Track
Milestones	Due Date	Status
Project Launch	2025-07-31*	On Track
Council Adoption	2025-09-16*	Not Started

*The city has submitted a change request, which is under consideration, given unforeseen provincial legislation changes.

Initiative 7: Family Friendly Housing Accelerator

Updating the City’s 2016 Family Friendly Housing Policy to create more family-friendly units in new projects.

- Amend the Zoning Bylaw to require more two- and three-bedroom units.
- Explore tools to achieve additional benefits to family friendly units.
- Conduct a financial feasibility study utilizing land economics expertise.

Initiative	Due Date	Status
Family Friendly Housing Accelerator	2024-11-04	Completed
Milestones	Due Date	Status
Project Launch	2024-04-29	Completed
Council Adoption	2024-11-04	Completed