

Downtown New Westminster Key Facts

Revised December 2004

i.) Land Area				
Urban land area (1)	1.12 km ² (276 acres)			
ii.) Building Floorspace (square feet)				
	1991 (2)	2001 (2)		
Retail/Commercial	2,168,456	2,476,627		
Shopping Centre	0	0		
Office (excluding community facilities)	1,034,121	1,009,980		
iii.) Housing				
	1991 (3)	2001 (3)		
Total private occupied dwellings	2,995	3,750		
Single family, detached	60	2%	25	1%
Rowhouse/Semi-Detached/Duplex	45	2%	175	5%
Apartment, less than 5 storeys	1,605	54%	1,615	43%
Apartment, more than 5 storeys	1,280	43%	1,930	51%
Other				
Tenure (private occupied dwellings)				
Owner occupied households	875	29%	1,695	45%
Renter households	2,115	71%	2,055	55%
iv.) Residents				
	1991 (3)	2001 (3)		
Number of residents	5,240	6,450		
0-9	200	4%	340	5%
10-19	260	5%	290	4%
20-34	2,055	39%	1,910	30%
35-49	1,210	23%	1,760	27%
50-64	955	18%	1,245	19%
65+	565	11%	900	14%
Population density (per acre)	19.0	23.4		
v.) Jobs				
	1996	2001		
Number of jobs	6,435 (3)	6,800 (5)		
Major town centre jobs by Industry (4)				
1) Health & social services	1,000	16%	1,135	16%
2) Educational services	850	13%	925	13%
3) Business services	970	15%	850	12%
4) Accommodation, food & beverage			805	12%
5) Government services			795	11%
Major town centre employers				
1) Westminster Savings Credit Union			450	
2) Douglas College			400	
3) New Westminster Police Services			130	
vi.) Development Projections				
	2001	Projected 2021 (6)		
Commercial/retail floor space	2,476,627	2,500,000		
Office floor space	1,009,980	1,250,000		
Dwelling units	3,750	10,000		
Population	6,450	15,200 (7)		
Jobs	6,800	12,430 (7)		
vii.) Community Facilities				
Parks and open space (hectares)	4.4			
Recreation facilities	na			
Cultural facilities	The Douglas College Theatre, Burr Theatre			
Educational facilities	Douglas College, West Coast College of Massage Therapy			
	Boucher Institute of Naturopathic Medicine			
Medical facilities	medical clinics			
Local government facilities	RCMP detachment			

viii.) Transportation Connections	
Transit	Two SkyTrain stations
Nearest major highway	Highway 1A: 2 kilometres
Distance to airport	19 kilometers
Distance to Downtown Vancouver	19 kilometers
ix.) Development Information	
Major new developments	
Built	2002 - The Royalton, 75 unit condominium high rise
Planned	2002 - C to C, 45 unit condo development Front Street Development - 1,860 unit housing project
Allowable floor space ratio	The Carnarvon - mixed-use commercial/residential Douglas College addition
office	5.2 FSR
mixed use	5.2 FSR
residential (high density)	4 FSR
Business Improvement Association	Downtown New Westminster BIA
	205 - 30 Begbie St. New Westminster, BC V3M 3L9 Phone: (604) 524-4996 Fax: (604) 526-0033 Email: newwestbia@telus.net
Development incentives	Columbia Street Financial Incentives Grant Program
	Density Transfer Program Special Development Permit System C-8 District zoning

Notes:

- 1: GVRD 2004 (GIS)
- 2: City of New Westminster, 2002
- 3: Statistics Canada - Census
- 4: Jobs are allocated between 19 categories of industry: Agriculture & related services; Fishing & trapping; Logging & forestry; Mining, quarry, & oil well; Manufacturing; Construction; Transportation & storage; Communication & other utilities; Wholesale trade, Retail trade, Finance & insurance; Real estate & insurance agent; Business service; Government service; Education service; Health & social service; Accommodation, food & drink service; and Other service industries.
- 5: GVRD Quick Facts (estimate - Census data available May 2004)
- 6: City of New Westminster, 2002
- 7: GVRD Official GMS 4.0, April 2000