



88 Tenth St (Columbia Square) Application for Rezoning

ON TABLE
Council Workshop
June 12, 2023
re: Item 2.1

Demian Rueter – Acting Senior Manager of Planning
Mike Watson – Acting Manager Development Planning



NEW WESTMINSTER

June 12, 2023

Proposal



- Designated mixed use high density
- Could accommodate 6 to 8 towers
- Replace retail floor space
- Office (120,000 sq. feet)
- Overall density dependent on:
 - servicing
 - policy alignment; and
 - amenities provided

Council Direction – Inclusionary Housing

	Policy Expectation	Applicant Proposal
Number of Affordable Units	20%	10%
Rental Units (inclusive of market and rental)	About 33%	20%

School Site

Category	Estimate
Residential Units	Up to 4,000 units
Overall Population	4,000 to 7,250 residents
School Aged Population	280 - 530 residents / students

- Large site offers opportunity for school site location in a more urban format

Council Options

THAT Council direct staff to work with the applicant to revise their proposal to meet the City's Inclusionary Housing Policy and Secured Market Rental expectations, or identify an alternative proposal for achieving inclusionary and secured market housing in the project to the satisfaction of the Director, and report back to Council, prior to advancing the proposal further in the review process.

THAT Council direct staff to work with the applicant to secure development of the affordable units either within the first half of the total project build-out or proportional to the overall development build-out.

THAT Council direct staff to work with the applicant to complete discussions with School District 40 regarding the need for a school site in the area, to the satisfaction of the Director.