



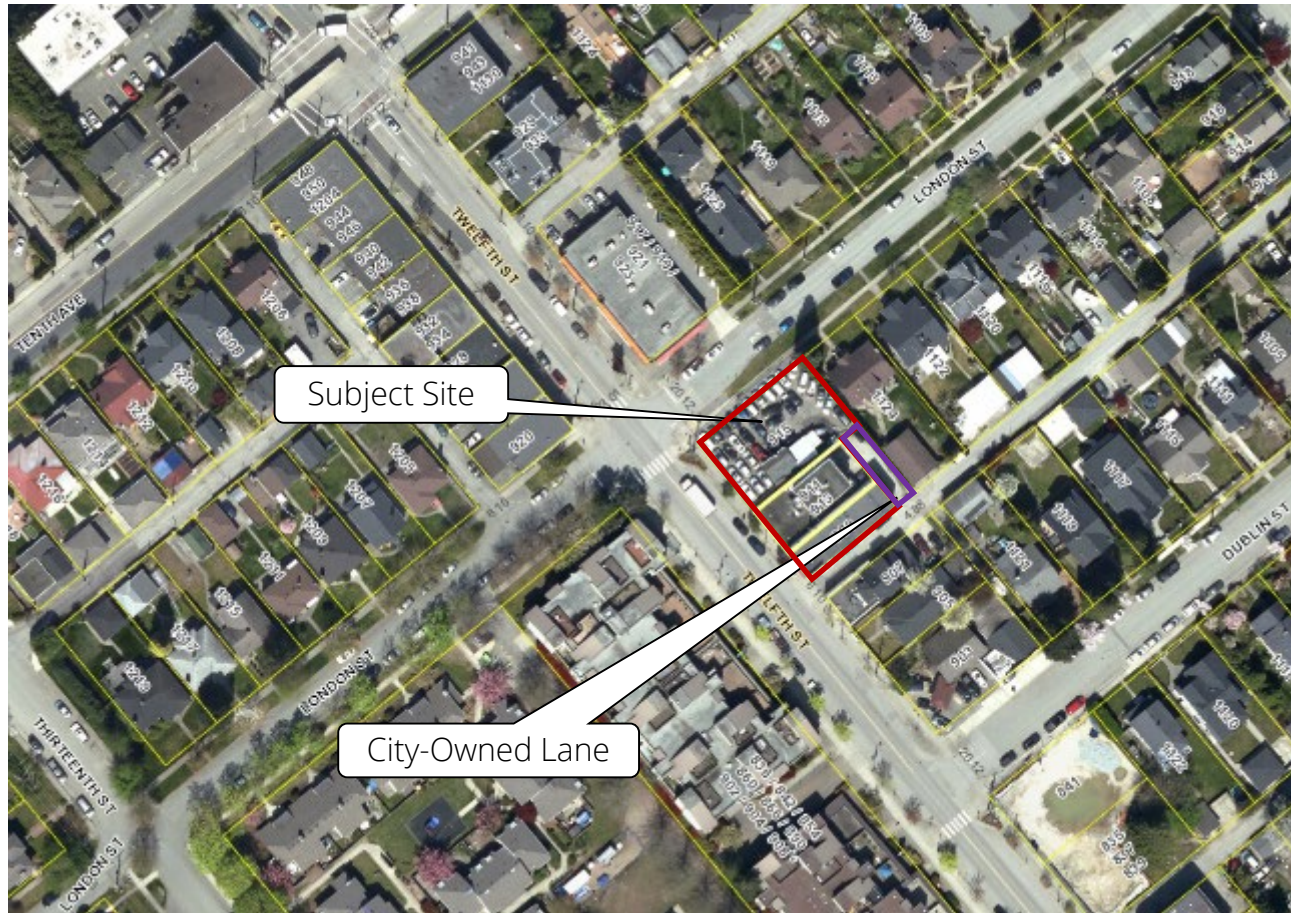
909, 911, 913, & 915 Twelfth Street

Rezoning and Development Permit
Athena von Hausen, Development Planner



NEW WESTMINSTER

Site Location



Site Context Summary

- Relatively flat site in Moody Park neighbourhood at corner of Twelfth & London St
- Two existing buildings occupied by four businesses and eight residential units
- Site Area: 1,261 sq. metres (13,091 sq. ft.) comprised of 3 lots and City-owned lane
- Lane Area: 96.62 sq. metres (1,040 sq. ft.)

Policy Overview

- OCP Designation for Site: RM Residential - Multiple Unit Buildings
- Rezoning from C-2A to CD Zoning District
 - Increasing residential density from ~2.0 to 2.5 FSR;
 - Increasing building height from 4 to 5 storeys;
 - Increasing unit count from ~27 to 40 units;
 - As the City-owned lane has a split designation between (RM) Residential - Multiple Unit Buildings and (RD) Residential – Detached, an OCP amendment is required.
- **Development Permit:** review of form and character in light of the Upper Twelfth Street Residential Corridor Development Permit Area



Application Overview

- Five storey, 40-unit residential building including Family-Friendly units (60% of all units to be 2 & 3 bedroom units)
- Proposed to be built as an energy efficient building to BC Energy Step Code Level Four



Design Considerations for the Panel

- Overall Massing and Contextual Fit
- Quality of the Streetscape in Relation to the Pedestrian Realm
- Off-Street Parking, Garbage, Loading and Lane Edge
- Quality and Location of the Outdoor Amenity Spaces and Landscaping
- Shadow Studies and View Corridor Analysis
- Materials and Colour Palette

Recommendations

THAT the NWDP review the design submission and provide comments for applicant and staff consideration; and

THAT the NWDP consider a motion of support or a motion requesting revisions to the project and re-presentation to the Panel.