

**From:** [Peter](#)  
**To:** [External-Clerks](#)  
**Subject:** [EXTERNAL] Final Revise-OCP -ByLaw No 8399 2923- 909-915 Twelfth Street- Rezoning Application comments  
**Date:** Thursday, September 14, 2023 7:14:56 PM

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Attention : Mayor and Council

With respect to the proposed rezoning at 909-915 12th Street, I strongly support the redevelopment of this property. However, I do not support this proposal in its existing form. Specifically- the 40 strata market units, at an FSR of 2.5 (the obligatory Residential Tenant Assistance is noted). With the development of only market housing, and excessive parking, I feel the development will not enhance 12th street's real foot traffic and will only add to the degradation of more of our small, local community businesses. A few thoughts on criteria I feel are important to the development on 12th Street include, commercial space, commuter orientated community (renters/owners), parking being Evo friendly, the Sustainability of the building( the project's Step 4 design is noted) .

This site has the potential of greatly enhancing the neighbourhood, but from all the documents reviewed, the same "shoe box" seems to be being placed on the site. I would strongly support any development that looked similar to any one of the following scenarios:

1/The existing building design at 2.5 FSR and 40 units as a pure rental building with both market and below market rentals. Have the building modified to increase amenities and decrease parking by 50% (add EVO or like car share).

2/ A building at 2.0 FSR 25-30 Strata Market units. Reduce parking (add EVO or like car share) and add more amenities, add ground orientated commercial space on 50-60% of 12th street's ground facade, have the main building entrance also on 12th St. Ground orientated residential units would be on the remaining 12th St facade and all of London St.

3/ A building at 2.5 FSR 30-35 Strata units with 10 units sold at Below Market value (a registered agreement with the BC Housing Management Commission). Reduce parking (add EVO or like car share) and add amenities, and include ground orientated commercial space on 50-60% of 12th street ground facade. Put the main entrance on 12th St, and have ground orientated residential units on the remainder of the 12th St facade and all of London St.

4/ The existing building design at 2.5 FSR and 40 units, with the units broken down as 50% below market value strata units secured in agreement with BC Housing and 50% as market value rental units. Have the building modified to increase amenities and decrease parking by 50%.

5/ 2.5 FSR, full strata market (30-40 units), reduced parking, provision of commercial space- 2000-3000 sq ft, constructing the development as a PHI certified (passive housing certifications) Building, EVO friendly.

Thank you for taking the time to listen to my concerns,

Regards  
 Peter  
 Resident on London street New Westminster