



909-915 Twelfth Street

Official Community Plan Amendment Bylaw No. 8399, 2023

Zoning Amendment Bylaw No. 8400, 2023

Road Closure, Dedication Removal, and Disposition Bylaw No. 8401, 2023

Public Hearing – September 25, 2023

Dilys Huang, Development Planner

ON TABLE
Public Hearing
September 25, 2023
re: Item 3.2



NEW WESTMINSTER

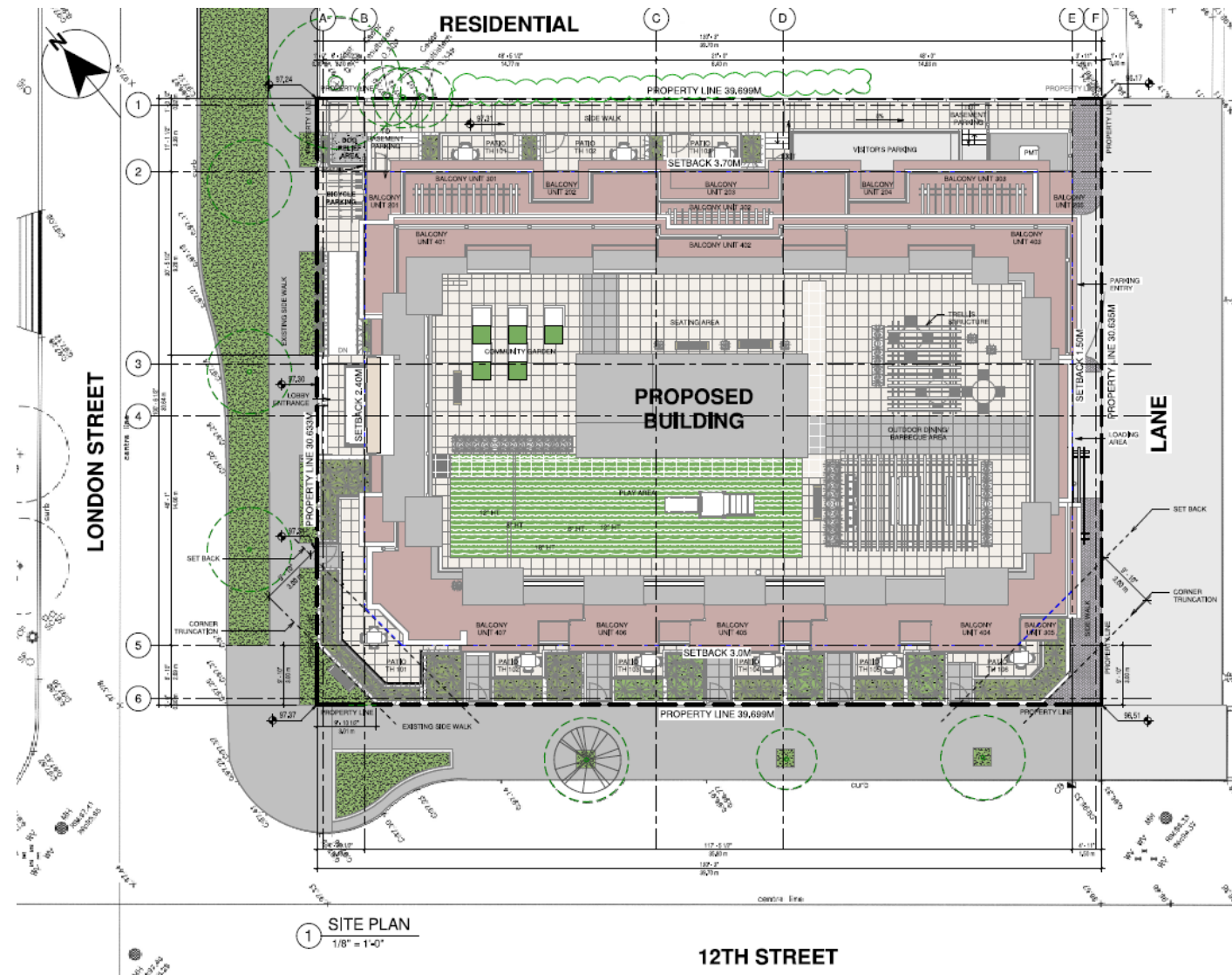
Site Context



- Moody Park neighbourhood
- Site area: 1,216 sq. m. (13,091 sq. ft.), comprising three lots and portion of City-owned lane
- Four existing buildings
- OCP designation: Residential – Multiple Unit Buildings (RM)
- Zoning: Community Commercial (Medium Rise) (C-2A)

Proposal

- Five-storey market condo building with 40 residential strata units
- Overall floor space ratio (FSR) of 2.5
- Energy-efficient building (BC Energy Step Code Level 4)
- Underground parkade off of lane; long-term and short-term bicycle parking
- Residential and commercial tenant assistance strategies



Proposal Considerations

- Applicant-led consultation and committee review
- Consistent with RM designation and Development Permit Area guidelines
- Minor OCP amendment for portion of road closure
- Supports climate emergency goals with higher Step Code level
- Supports housing goals by creating additional dwelling units
- Proposed tenant assistance strategy offering significantly more protection than City's current policy
- Reflection of site's intangible history



Recommendation

That Council consider for Third Reading:

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