



# 100 Braid Street

Rezoning (Text Amendment) and Development Permit  
Rupinder Basi, Development Planning Supervisor



NEW WESTMINSTER

# Site



- Location: 100 Braid Street
- Current Use: Site occupied by 4 commercial tenants & 40 parking spaces for Urban Academy;
- Site Area: 4,367 sq. m. (47,005.95 sq. ft.)

# Application Overview

- **Official Community Plan (OCP) Designation:** RHC - Residential - High Density/Community Facility
- **Text Amendment to existing CD-67 Zone:**
  - Increasing residential density from 4.31 FSR to 6.45 FSR
  - Increasing building height from 21 storeys to 34 storeys;
  - Decreasing parking req. (rental) ratio of 1.0 stall/unit, and 0.1 visitor stalls/unit to 0.81 stalls/unit per unit & 0.06 visitor stalls/unit.
- **Development Permit:** review of form & character in light of 100 Braid Street Design Guidelines

# Application Overview

- 100% secured market rental building ( 423 units) including Family-Friendly units (25% of all units to be 2 & 3 bedroom units)
- 96 of the above-noted units to be provided at a reduced rental rate, for a 10 year period, subject to CMHC funding and affordability criteria
- Proposal being considered under City's Secured Market Rental Housing Policy

# Review Process

- Staff Assessment, including interdepartmental review
- Preliminary Report to Council
- Public & City Committee Consultation
  - Wesgroup Stakeholder Engagement including outreach to Sapperton RA
  - New Westminster Design Panel Review
  - City-led consultation (project website, Virtual Information Session & Survey) – **HAPPENING NOW**
- Council consideration of Zoning Amendment Bylaw (including consideration by Council to hold or waive a Public Hearing)
- Director of Development Services consideration of Development Permit