

40 Residential Units Development

909, 911 & 915- 12TH STREET, NEW WESTMINSTER



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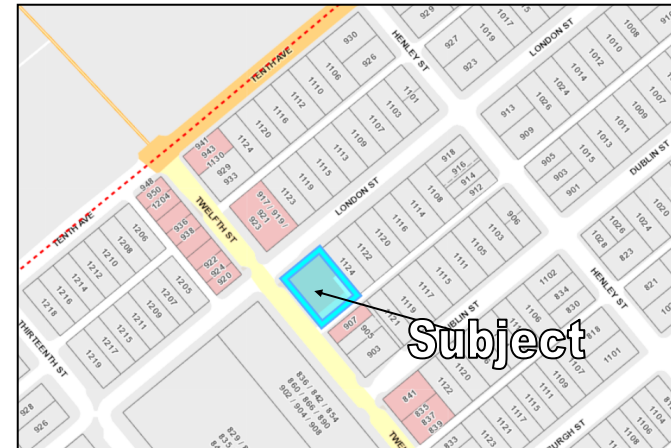
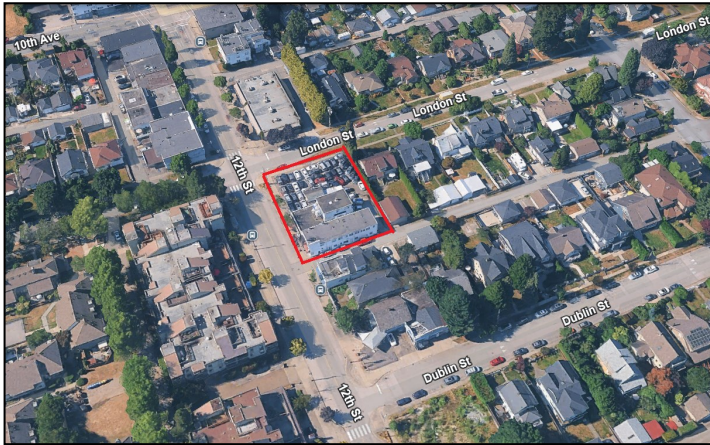
WebSite: 410Commercial.com

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40 Residential Units Development For Sale

909, 913, 915 Twelfth Street, New Westminster



Must See! Approx. 13,112 sqft corner development site is available in New Westminster Moody Park area. Located at the corner of Twelfth St and London St. 40 units, 2.5 FSR for 32,599 sq.ft buildable area residential development, and it's waiting for Building Permit. Next to the bus station, walking distance to Moody Park and Royal City Centre, very convenient community. Occupied by multiple tenants, self management with approx. 1.8% CAP rate. A rare opportunity for developer who is looking for a prime 5-storey development site with multi-tenants and stable income in the heart of New Westminster. **Don't hesitate, call now.**

Property Information

Address: 909, 913, 915 Twelfth Street, New Westminster
Legal: LOT A, SUB BLOCK 12, PLAN EPP129339, GROUP 1,
NEW WESTMINSTER LAND DISTRICT
P.I.D.: 032-343-965
Lot Size: 13,112 sqft
Zoning: C-2A
Built Year: 1948

Government Assessment (2025)

Land	\$3,717,000
Buildings	\$218,000
Total	\$3,935,000
Tax:	\$40,595.55



NORTH-WEST TO SOUTH-EAST VIEW



SOUTH-WEST TO NORTH-EAST VIEW



SOUTH TO NORTH VIEW



NORTH TO SOUTH VIEW



NORTH-WEST TO SOUTH-EAST VIEW



SOUTH SIDE FACING 12TH STREET



SOUTH-EAST TO NORTH-WEST VIEW



MAIN ENTRANCE VIEW

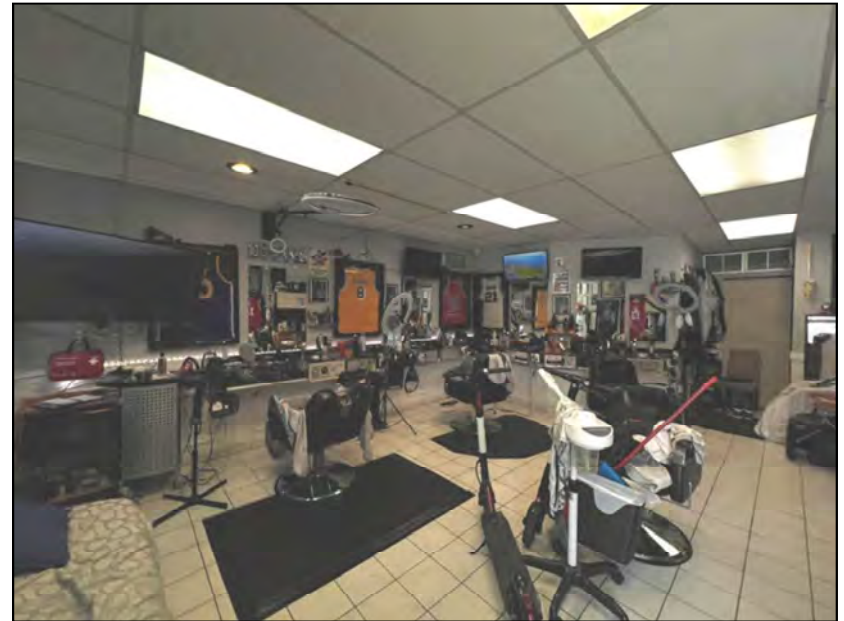


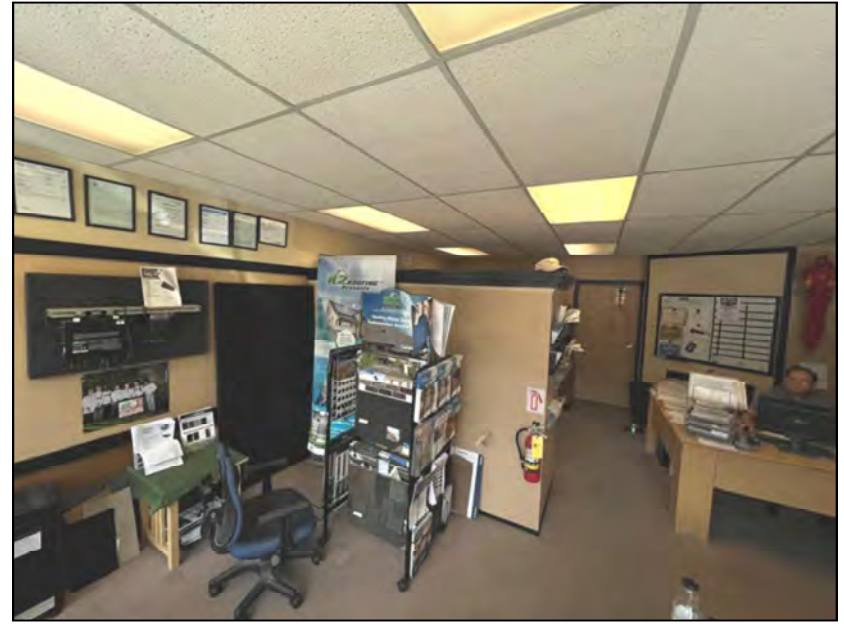
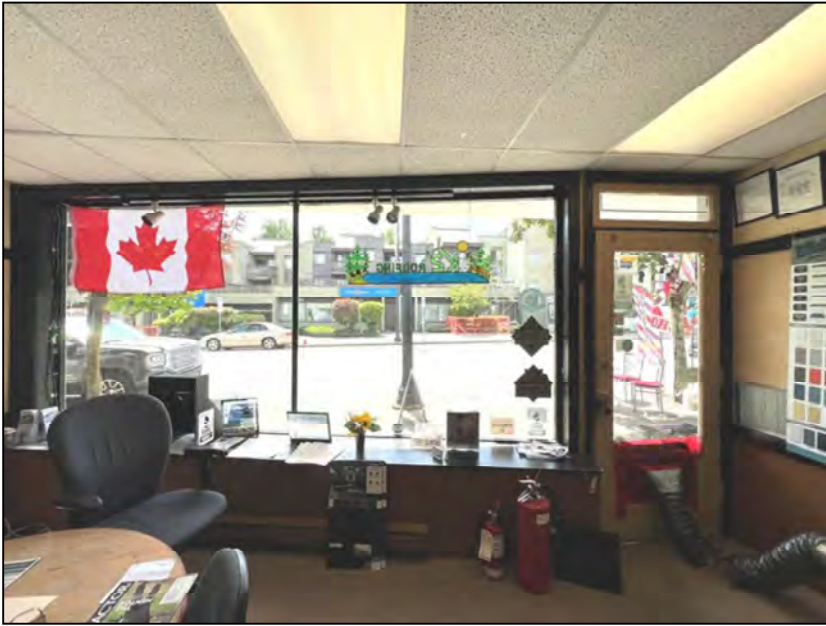
NORTH-WEST TO SOUTH-EAST VIEW



NORTH-WEST TO SOUTH-EAST VIEW









Site Map

Legend

 City Boundary



1: 2,000



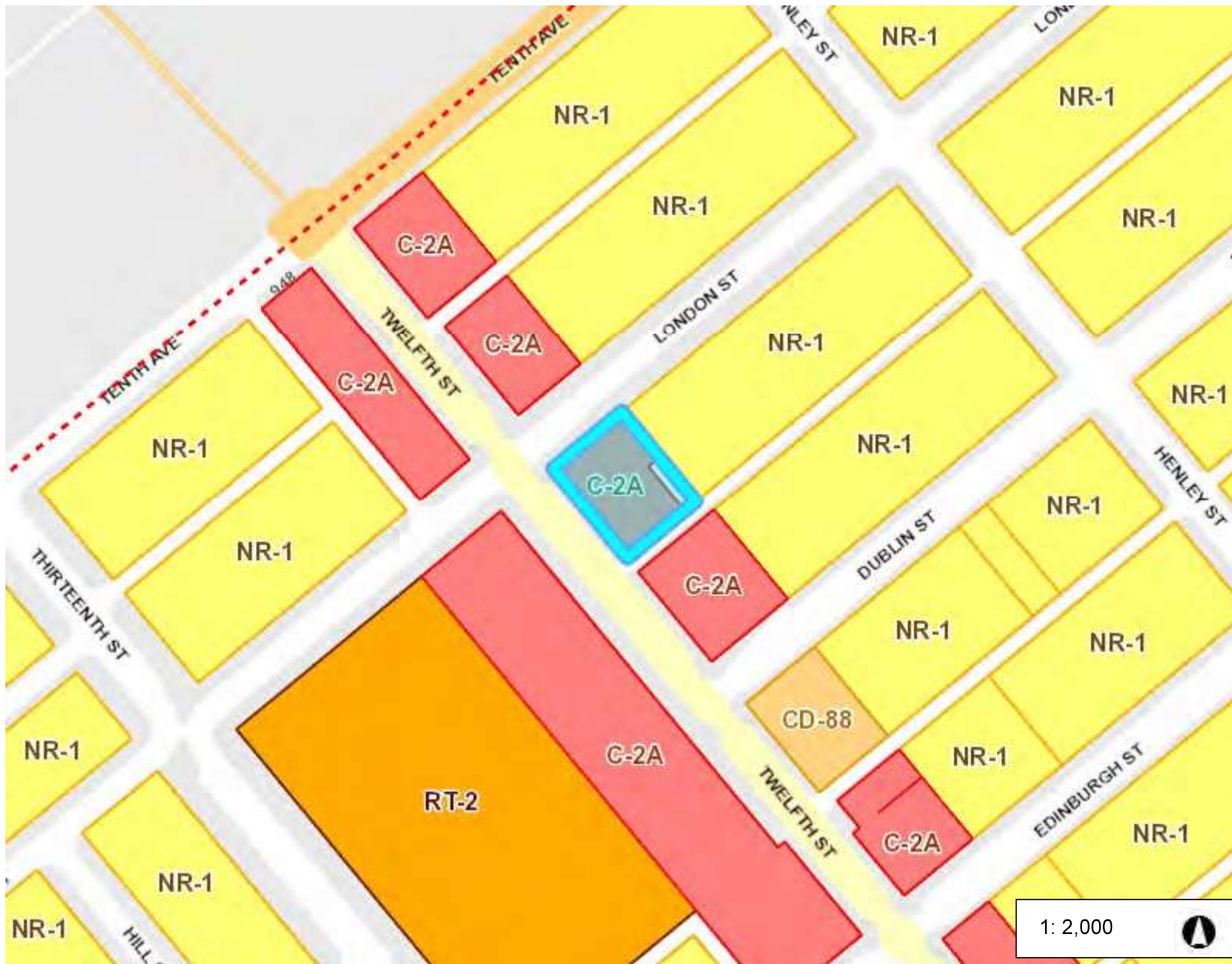
0.1 0 0.05 0.1 Kilometers

NAD_1983_UTM_Zone_10N
 CNW GIS Services

This map is a user generated static output from an Internet mapping site and
 is for reference only. Data layers that appear on this map may or may not be
 accurate, current, or otherwise reliable.

Notes

Zoning Map



Legend

- City Boundary
- Zoning Labels**
 - <Null>
 - Agricultural
 - Apartment (High Rise)
 - Apartment (Low Rise)
 - Commercial
 - Duplex
 - Industrial
 - Institutional
 - Mixed
 - Single Detached
 - Townhouse
 - Unzoned
- Zoning Fill**
 - <Null>
 - Agricultural
 - Apartment (High Rise)
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 - Commercial
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513. Community Commercial Districts (Medium Rise) (C-2A)

513.1 **The intent of this district is to allow mixed use development consisting of pedestrian-oriented commercial businesses and three storeys of residential development above.**

Permitted Uses

513.2 The following uses and no others shall be permitted in the (C-2A) district:

513.3 *Accessory Recycling Return Centres, in accordance with Section 170.14 of this Bylaw;*
(BYLAW 7308, 2009)

513.4 *Animal Grooming and Daycare Facilities;* (BYLAW 7058, 2005)

513.3.1 *Animal Hospitals and Veterinary Clinics;* (BYLAW 7058, 2005)

513.3.2 *Animal Boarding only on the site at 800 Twelfth Street identified by PID: 011-086-025 and provided that it is limited to not more than 12 domestic cats; all animals are kept indoor overnight and no portion of the site is used for residential purposes.* (BYLAW 7785, 2015)

513.5 *Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores;*

513.6 *Deleted* (BYLAW 8287, 2021)

513.7 *Banks;*

513.8 *Deleted* (BYLAW 8287, 2021)

513.9 *Deleted* (BYLAW 8287, 2021)

513.10 *Businesses and professional offices;*

513.11 *Cafés and restaurants, excluding drive-in restaurants and drive-through restaurants*
(BYLAW 7478, 2011);

513.12 *Car washing establishments;*

513.13 *Catering establishments;*

513.14 *Child care in a non-residential building or portion of a non-residential building;*

513.15 *Deleted* (BYLAW 8287, 2021)

513.16 *Commercial schools;*

513.17 *Deleted* (BYLAW 8287, 2021)

513.18 *Drapery and furniture upholstery shops of not more than 3,000 square feet (278.70 square metres) in gross floor area;*

513.19	<i>Deleted</i>	(BYLAW 8287, 2021)
513.20	<i>Deleted;</i>	(BYLAW 8172, 2020)
513.21	<i>Home based businesses;</i>	
513.22	<i>Hotels;</i>	
513.23	<i>Housing units contained in the same building with and additional to any of the permitted non-residential uses provided that no portion of the building above the second floor level or the parking deck level whichever is the higher shall be used for non-residential purposes;</i>	
513.24	<i>Deleted</i>	(BYLAW 8287, 2021)
513.25	<i>Deleted</i>	(BYLAW 8287, 2021)
513.26	<i>Deleted;</i>	(BYLAW 7273, 2008)
513.27	<i>Personal service establishments being barber shops, beauty parlours, dry cleaning shops (automatic self-service only), dry cleaning establishments, electrical appliance repair shops, optical or watch repair shops, florist shops, launderettes (automatic self-service only), shoe repair shops, tailor or dressmaker shops, printing using photographic processes, letter pressing, blue printing, silk screening and lithographing;</i>	
513.27.1	<i>Public assembly and entertainment use;</i>	(BYLAW 8287, 2021)
513.28	<i>Public transportation depots;</i>	
513.29	<i>Retail sale of new automobile parts and accessories;</i>	
513.30	<i>Retail stores;</i>	(BYLAW 6991, 2005)
513.31	<i>Studios (artist, display, radio, recording, television);</i>	
513.32	<i>Deleted;</i>	(BYLAW 8287, 2021)
513.33	<i>Taxi offices;</i>	
513.34	<i>Deleted</i>	(BYLAW 8287, 2021)
513.35	<i>Deleted;</i>	(BYLAW 7058, 2005)
513.36	<i>Video stores;</i>	
513.37	<i>Accessory buildings and uses.</i>	
Front Yard		
513.38	No front yard shall be required.	

Rear Yard

- 513.39 A rear yard shall be provided of not less than 10 feet (3.05 metres) in depth except that where a site abuts a lot in an (R) District whether a lane intervenes or not or where a site is used for residential purposes, such rear yard shall be not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres). Such rear yard may be measured to the centre of the lane.

Side Yards

- 513.40 No side yard shall be required except that:
- 513.41 where a site abuts a lot in an (R) District whether a lane intervenes or not or where a site is used for residential purposes, such side yard shall be not less than forty percent (40%) of the height of the building. Such side yard may be measured to the centre line of the lane.
- 513.42 if a side yard be provided where not required by the provisions of this Bylaw, such side yard shall be not less than 10 feet (3.05 metres) in width.

Density

- 513.43 The density of the net area of the site shall not exceed 90 units per acre (.40 hectares), exclusive of any portion subject to a Building Line under Section 180 of this Bylaw.

Height

- 513.44 The height of a building shall not exceed 40 feet (12.19 metres) nor four storeys.

Off-Street Parking

- 513.45 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Off-Street Loading

- 513.46 Off-Street loading shall be provided and maintained as required by and in accordance with the provisions of Section 160 of this Bylaw.

Usable Open Space

- 513.47 In buildings containing dwelling units, usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.

Rental Tenure

- 513.48 The tenure of dwelling units on the land that on January 28, 2019 comprised the following strata plan is limited to residential rental tenure:

Strata Plan LMS2161 (723 Twelfth Street).

OCP Map



Legend

- City Boundary
- Downtown OCP**
- P/S
 - P/OS
 - CHMU
 - CW
 - CD
 - IHCC
 - MUHD
 - MER/P
 - PBRs
 - RLA
 - RMA
 - RTA
 - S/I
 - T
 - STS
 - UNDEFINED
- Mainland OCP**
- RD
 - RGO
 - RT
 - RM
 - RH
 - ML
 - MH
 - BDMU
 - SGTMC
 - RHC
 - CHC
 - C
 - ME
 - I
 - U

Notes

0.1 0 0.05 0.1 Kilometers

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(RM) RESIDENTIAL – MULTIPLE UNIT BUILDINGS

Purpose: To provide a mix of small to moderate sized multiple unit residential buildings.

Principal Forms and Uses: Townhouses, rowhouses, stacked townhouses and low rises. Only in circumstances where the Development Permit Area guidelines can be met, a compelling case can be made, and appropriate amenities are provided will a five or six storey low rise building be considered.

Complementary Uses: Home based businesses, small scale local commercial uses (e.g. corner stores), institutional uses (e.g. child care, care facilities), utilities, transportation corridors, parks, open space, and community facilities.

Maximum Density: Medium density multiple unit residential.

Heritage Assets: Development of multiple unit buildings should be sympathetic to and respectful of heritage assets, even if the asset is on an adjacent site. A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset is incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in density or reduced parking requirements, which would make it viable to conserve assets with heritage merit.



(RH) RESIDENTIAL – HIGH RISE

Purpose: To provide a mix of small to large sized multiple unit residential buildings.

Principal Forms and Uses: Townhouses, rowhouses, stacked townhouses, low rises, mid rises, high rises.

Complementary Uses: Home based businesses, small scale local commercial uses (e.g. corner stores), institutional uses (e.g. child care, care facilities), utilities, transportation corridors, parks, open space, and community facilities.

Maximum Density: High density multiple unit residential.

Heritage Assets: Development under this designation should be sympathetic to and respectful of heritage assets, even if the asset is on an adjacent site. Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset on the site is appropriately incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in density or a reduced parking requirement, which would make it viable to conserve an assets of heritage merit.

