

Moodyville redevelopment heading to public hearing

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2. A Strengthened Neighbourhood Design (cont.)



Seacliff Properties plans a large-scale development on Moodyville lands. image supplied

Just how tall, dense and handsome should Moodyville get?

After a couple years of density dust-ups, city residents are set to get their last word on the future of the neighbourhood at a [public hearing \(http://www.cnv.org/Property%20and%20Development/Projects%20and%20Developments/Major%20Studies%20and%20Projects/Moodyville%20Development%20Controls%20Process\)](http://www.cnv.org/Property%20and%20Development/Projects%20and%20Developments/Major%20Studies%20and%20Projects/Moodyville%20Development%20Controls%20Process) scheduled for Monday.

City council is readying to vote on a proposal that would turn Moodyville into a closely packed neighbourhood that would largely bid bon voyage to bungalows in favour of energy

efficient townhouses and medium density apartments.

Developer [Seacliff Properties \(http://seacliffgroup.com/properties/\)](http://seacliffgroup.com/properties/) discussed plans earlier this year to turn Moodyville East, which is comprised of the land east of St. Davids Avenue and south of East Second Street, into a bicycle and sneaker-friendly neighbourhood with plenty of greenways.

Seacliff plans to create 340 new units in the 8.5-acre area. The developer has assembled more than 50 of the 60 lots in the area.

Preliminary plans call for creating community green spaces, such as gardens, and breaking up larger blocks through pedestrian pathways and connections and greater greenway passages linking to the Spirit Trail.

The **average floor space ratio for the neighbourhood**, which measures a building's total floor space against its lot size, **would be 1.25**. A city staff report notes that **population in the area would grow from 1,000 to 3,000 residents**.

When pitching council on their proposal earlier this year, Seacliff Properties point man Brent Toderian called the stretch of land a "once in a generation opportunity."

"As a city planner I've referred to this kind of opportunity as a unicorn in the past because it almost doesn't exist."

The public hearing is scheduled to begin at 6:30 p.m. at city hall.