



# 1135 Salter Street

OCP Amendment, Rezoning, Development Variance Permit, and  
Development Permit Applications

**Advisory Planning Commission – May 21, 2024**

Dilys Huang, Development Planner II



NEW WESTMINSTER



# Site Context



- Site Area (Gross):
  - 9,348.33 sq. m. (100,625 sq. ft.)
- Site Area (Net):
  - 5,824.87 sq. m. (62,698.37 sq. ft.)
- Currently vacant site

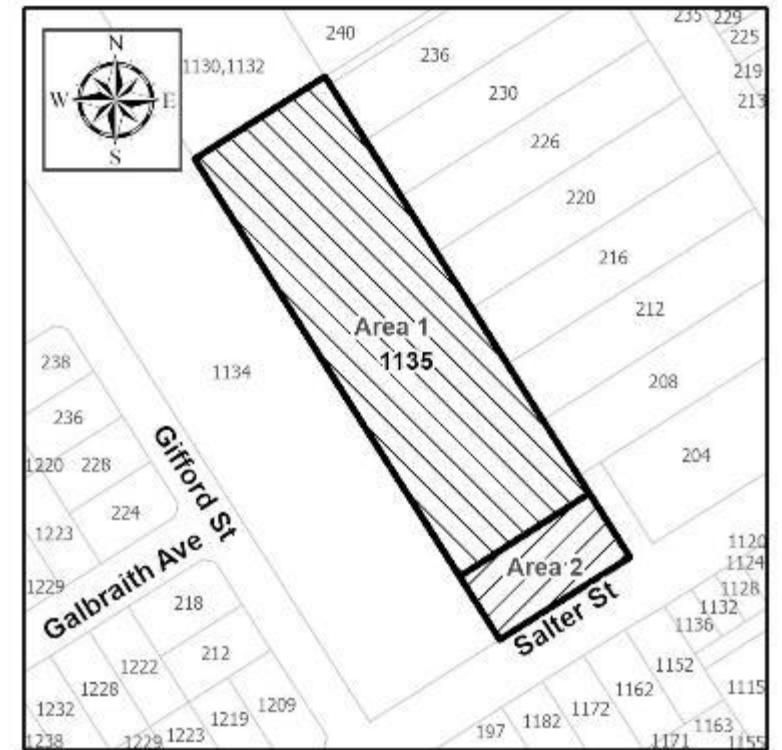
# Policy Context

## Queensborough Community Plan

- Designation:
  - (RL) Residential – Low Density → “(RM) Residential – Multiple Unit Buildings” (Area 1) and “Parks, Open Space, and Community Facilities” (Area 2)
- Development Permit Area:
  - Subject to Ewen Avenue Multi-Family – Residential DPA & Flood Hazard DPA

## Zoning

- Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) → “Queensborough Townhouse Districts (RT-3)” (Area 1) and “Parks Districts (P-10)” (Area 2)
  - Development Variance Permit to facilitate tandem parking spaces and external stairs to access electrical rooms









# Streetscape



*View from new proposed north-south road*

*View from future Basran Avenue*



# Land Use Question

Does the Advisory Planning Commission support consideration of a townhouse proposal aligned with the “(RM) Residential – Multiple Unit Buildings” land use designation at this location?

# Recommendation

THAT the Advisory Planning Commission provide a motion of support or non-support for the proposed Official Community Plan amendment, rezoning, and Development Variance Permit applications.