



1135 Salter Street

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

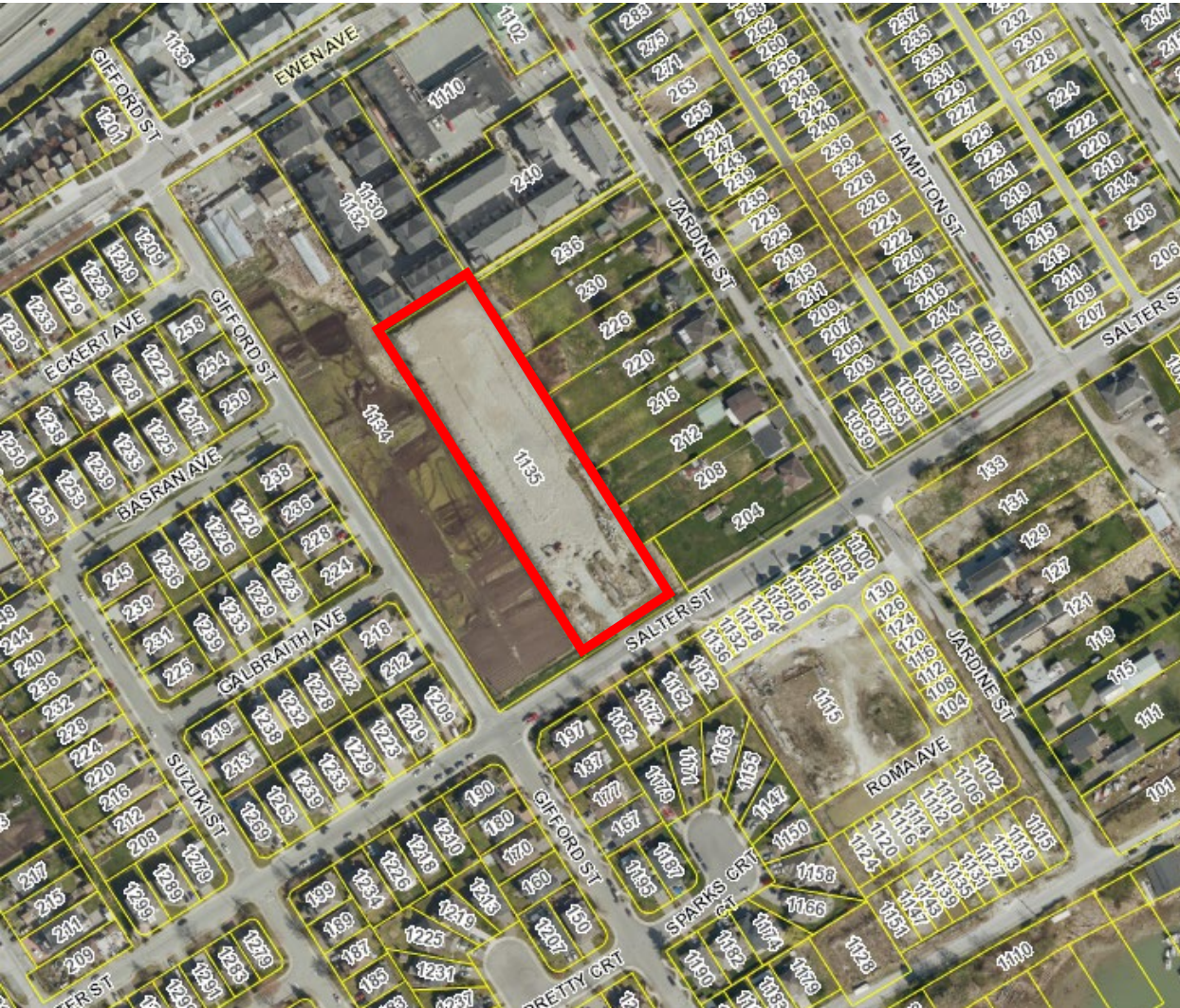
New Westminster Design Panel – December 13, 2022

Dilys Huang, Development Planner



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.)
- QCP Designation:
 - (RL) Residential - Low Density → *redesignate to (RM) Residential - Multiple Unit Buildings*
- Zoning:
 - Queensborough Neighbourhood Residential Dwelling (RQ-1) → *rezone to Queensborough Townhouse (RT-3 or RT-3A)*

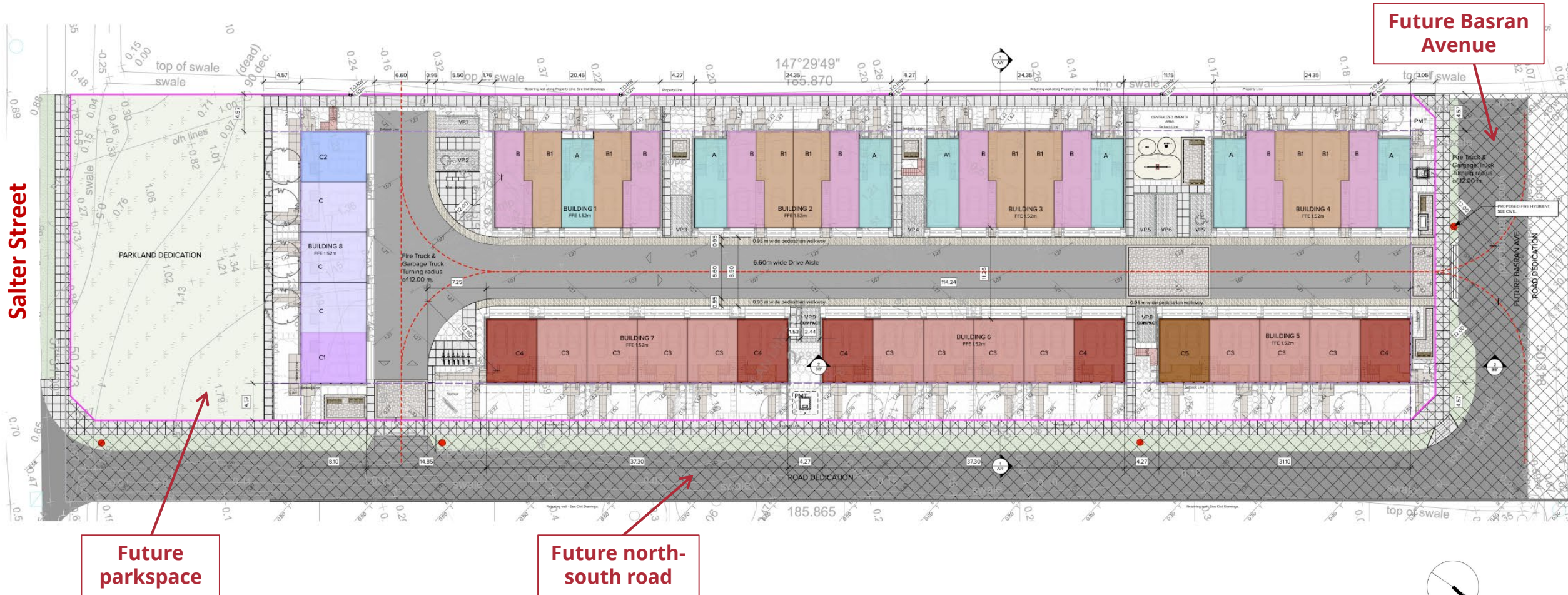
Proposal

- 45 townhouse units in eight buildings with central drive aisle
- Overall FSR of 0.715
- 92 garage/surface parking spaces (resident & visitor), including 32 tandem spaces
- 96 bicycle parking spaces (long term and short term)



View from new proposed north-south road

Site Plan



Feedback from the Design Panel

In addition to general comments, staff seeks input from the NWDP in regard to:

1. The project design, including the selection of building materials and colour scheme, and how the proposed development addresses the Ewen Avenue Multi-Family Development Permit Area guidelines;
2. The overall scale and massing of the proposed buildings;
3. The proposed streetscape, articulation of the street-fronting end units, transition between the proposed development and adjacent properties/future roadways, and how the project fits within the surrounding neighbourhood context;
4. The proposed site layout, including the pedestrian walkways and siting of the common areas; and
5. The proposed outdoor common amenity areas, private open space, and other landscaping features.