

1135 Salter Street

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

Advisory Planning Commission – May 21, 2024

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Site Context



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

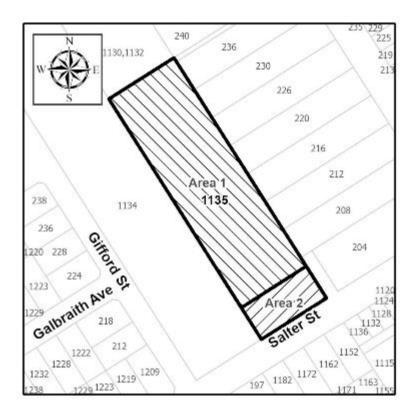
Policy Context

Queensborough Community Plan

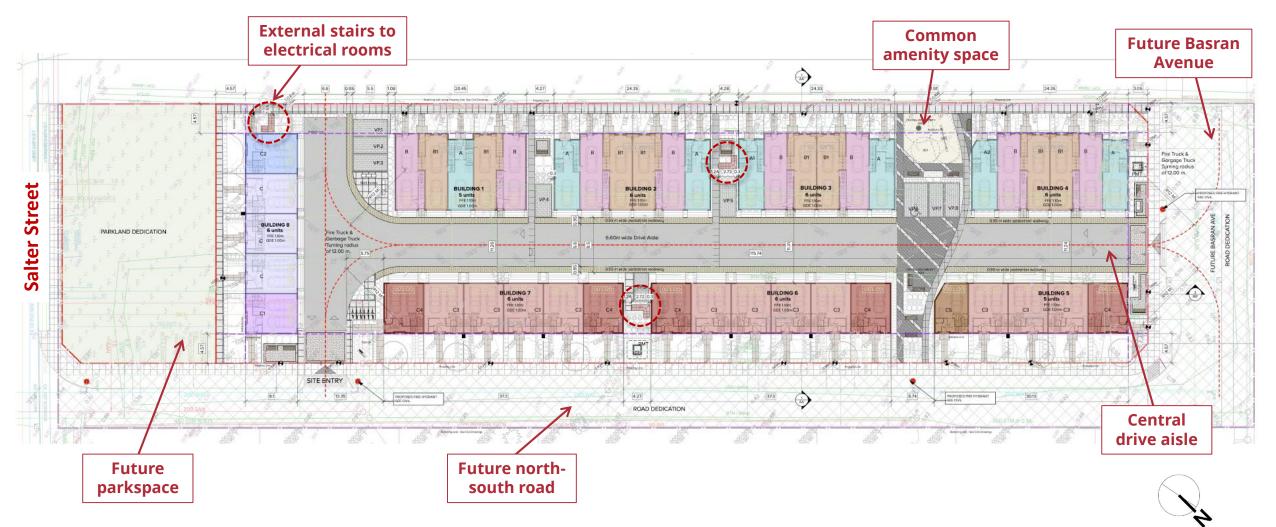
- Designation:
 - ➤ (RL) Residential Low Density → "(RM) Residential Multiple Unit Buildings" (Area 1) and "Parks, Open Space, and Community Facilities" (Area 2)
- <u>Development Permit Area:</u>
 - Subject to Ewen Avenue Multi-Family Residential DPA & Flood Hazard DPA

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





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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.

