



1135 Salter Street

Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw No. 8454, 2024

Zoning Bylaw No. 6680, 2001, Amendment Bylaw No. 8455, 2024

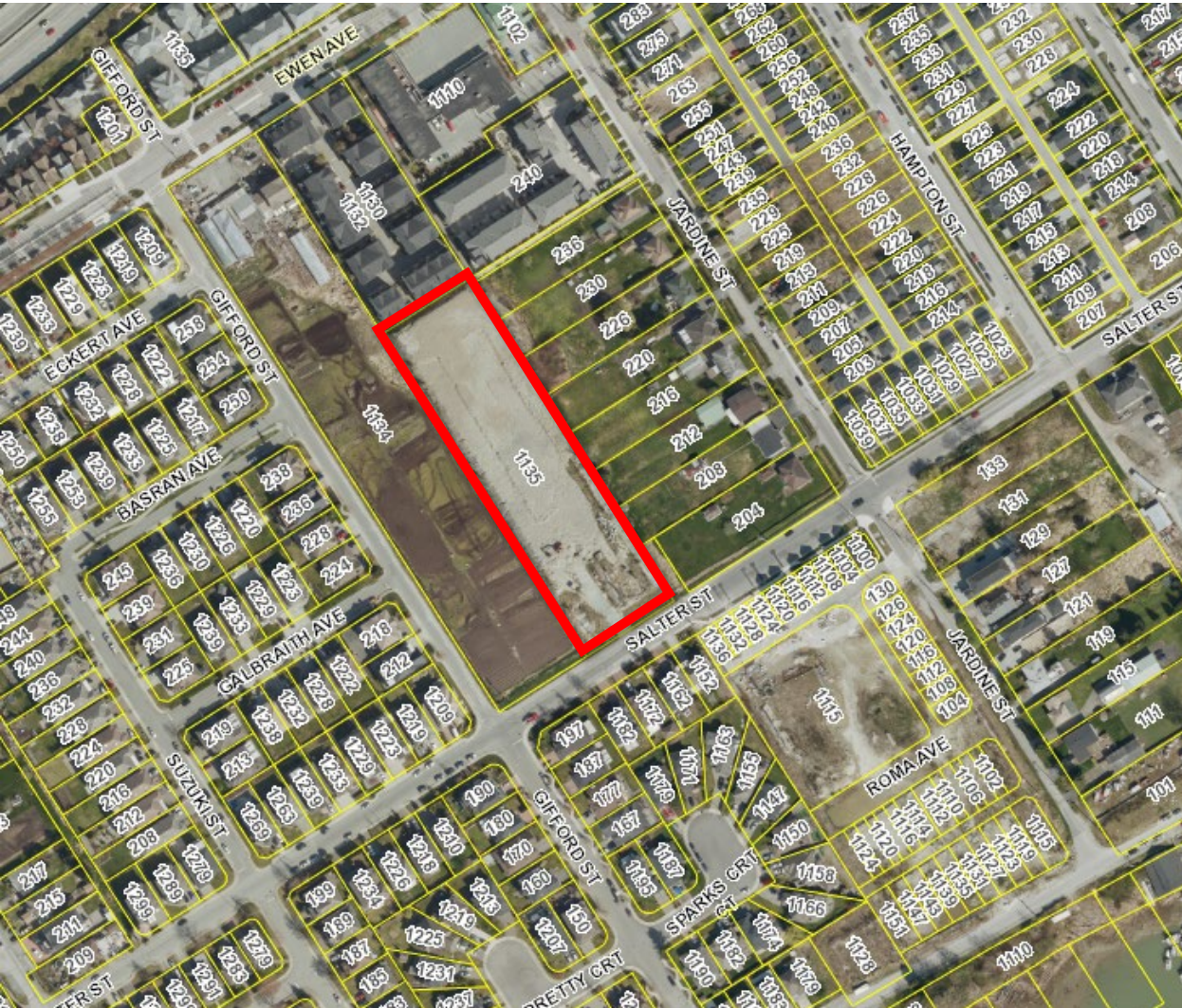
Development Variance Permit (DVP00677)

Public Hearing – January 27, 2025



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

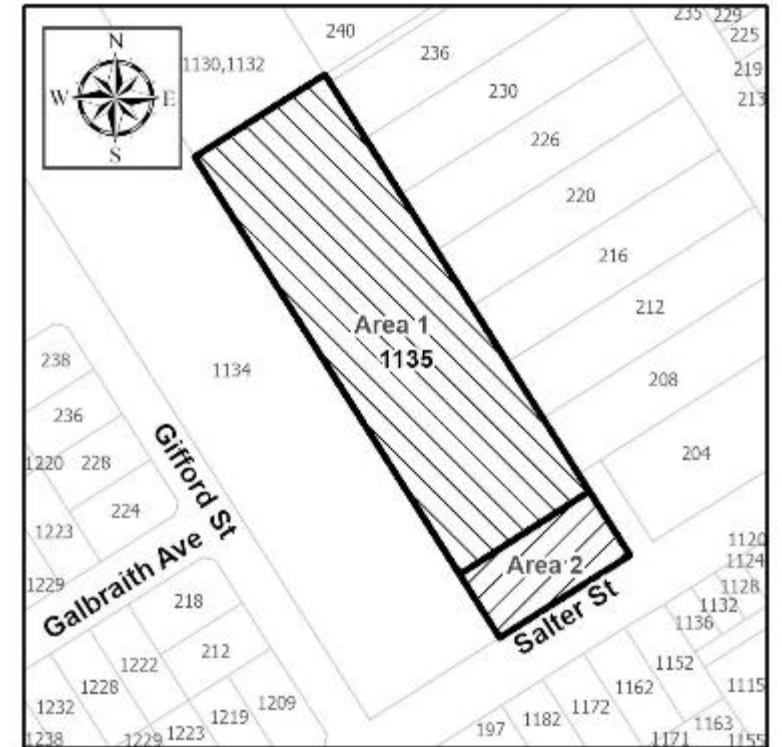
Policy Context

Queensborough Community Plan

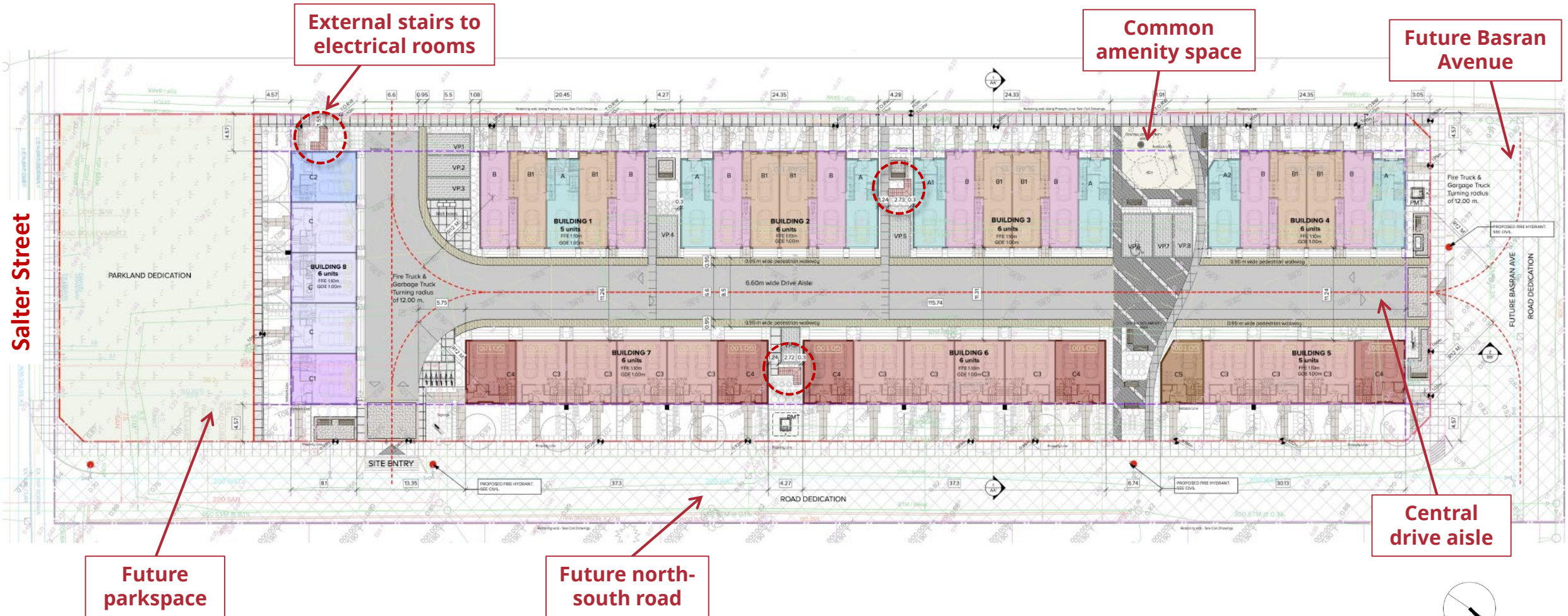
- Designation:
 - (RL) Residential – Low Density → “(RM) Residential – Multiple Unit Buildings” (Area 1) and “Parks, Open Space, and Community Facilities” (Area 2)
- Development Permit Area:
 - Subject to Ewen Avenue Multi-Family – Residential DPA & Flood Hazard DPA

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



Proposal



Proposal Considerations

- Applicant-led consultation and committee review undertaken
- Contribution to additional ground-oriented, family-friendly “missing middle” dwelling units
- Provision of additional parkspace
- Proposed variances considered to be reasonable



Recommendation

That Council consider:

a. For Third Reading:

- Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw No. 8454, 2024
- Zoning Bylaw No. 6680, 2001, Amendment Bylaw No. 8455, 2024

b. Issuance of Development Variance Permit DVP00677 following adoption of the above bylaws