

# NOTICE OF PUBLIC HEARING

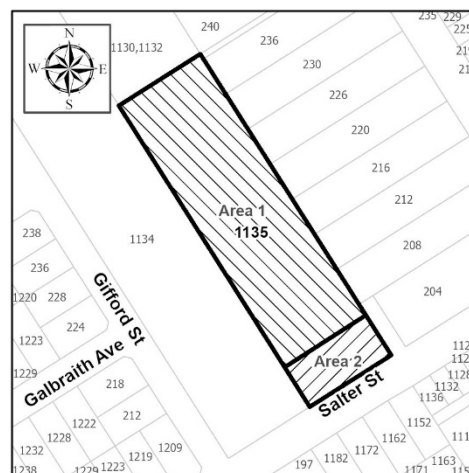
**MONDAY, JANUARY 27, 2025 AT 6:00 PM**

Meeting held electronically and open to public attendance in Council Chamber, City Hall

**Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw No. 8454, 2024, Zoning Bylaw No. 6680, 2001, Amendment Bylaw No. 8455, 2024, and Development Variance Permit No. DVP00677 for 1135 Salter Street**

Official Community Plan (OCP) Amendment, Rezoning, Development Variance Permit, and Development Permit applications have been received for 1135 Salter Street. These applications would facilitate a 45-unit townhouse development comprised of eight buildings with an overall floor space ratio of 0.793 within Area 1 on the map shown. Approximately 10% of the site area is proposed as dedicated park space as shown within Area 2 of the map.

The OCP amendment would change the site's land use designation from "(RL) Residential – Low Density" to "(RM) Residential – Multiple Unit Buildings" for Area 1 and to "Parks, Open Space and Community Facilities" for Area 2. The site would be rezoned from "Queensborough Neighbourhood Residential Dwelling Districts (RQ-1)" to "Queensborough Townhouse Districts (RT-3)" for Area 1 and to "Parks Districts (P-10)" for Area 2.



The proposed Development Variance Permit (DVP) would facilitate the provision of tandem parking spaces, and vary a couple of the required building separation distances and the side yard setback to accommodate electrical room access stair projections. The DVP will be considered for issuance following adoption of Official Community Plan Amendment Bylaw No. 8454, 2024 and Zoning Amendment Bylaw No. 8455, 2024.

## HOW DO I GET MORE INFORMATION?

From January 17, 2025 to January 27, 2025, the proposed bylaws and related material are available for public inspection at Legislative Services, City Hall 8:30 am to 4:30 pm Monday to Friday, and online at: [newwestcity.ca/publicnotices](https://newwestcity.ca/publicnotices)

## HOW CAN I BE HEARD? Share your thoughts in the following ways:

- Written submissions by email, post, or dropping off at the mailbox on the north side of City Hall are welcome and encouraged.
  - Written comments received by 5:00 pm, three business days before the meeting will be included in the agenda package. Later comments received until the close of the hearing will be distributed on table at the meeting. All comments will form part of the public record and be published.
- Speak at the meeting by computer, smart device or phone via Zoom:
  - **Computer, Smartphone or Tablet:** go to [newwestcity.ca/council](https://newwestcity.ca/council), and click or tap the Meeting ID button **686 8875 2527**
  - **Phone:** Call 778-907-2071. Enter meeting ID **686 8875 2527**, followed by #
- Speak in person at the meeting.

If you wish to speak at this Public Hearing, starting at 8:30 am on January 17, 2025, you may register online at [speakers.newwestcity.ca](https://speakers.newwestcity.ca), or contact Legislative Services. Advance registration is not required.

Phone: 604-527-4523

Email: [clerks@newwestcity.ca](mailto:clerks@newwestcity.ca)

Legislative Services

511 Royal Avenue, New Westminster, BC V3L 1H9

Hanieh Berg, Corporate Officer