

NOTICE OF PUBLIC HEARING

MONDAY, JANUARY 27, 2025 AT 6:00 PM

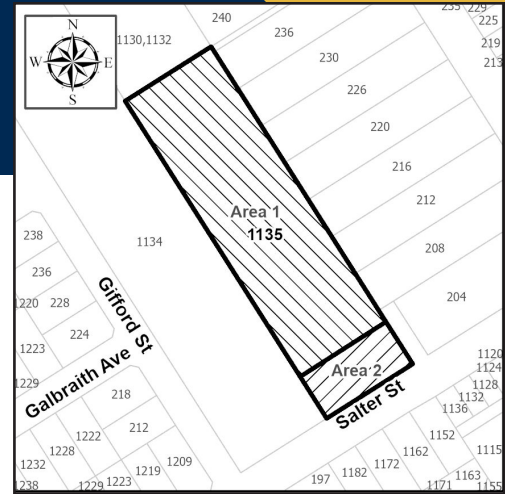
Meeting held electronically and open to public attendance in Council Chamber, City Hall

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.



File No. REZ00198

HOW CAN I BE HEARD?

- Written submissions by email, post, or by dropping off at the mailbox on the north side of City Hall are welcome.
 - 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, 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, or contact Legislative Services. Advance registration is not required.

📞 604-527-4523

✉ Legislative Services
City Hall

@ clerks@newwestcity.ca

511 Royal Avenue, New Westminster, BC V3L 1H9

HOW DO I GET MORE INFORMATION?

From January 17, 2025 to January 27, 2025, the proposed bylaw 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

MEETING ID:
686 8875 2527

Hanieh Berg, Corporate Officer

NOTICE OF PUBLIC HEARING

IMPORTANT INFORMATION. Please have this translated.

此信息非常重要, 请找人帮您翻译。

此乃重要資訊, 請找人翻譯。

MAHALAGA ANG IMPORMASYONG ITO. Mangyaring ipasalin ito.

IL S'AGIT DE RENSEIGNEMENTS IMPORTANTS. Veuillez les faire traduire.

중요한 내용이므로 영어를 아는 분에게 읽어달라고 하시기 바랍니다.

ਇਹ ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਇਸ ਦਾ ਉਲਥਾ ਕਰਵਾਉ।

ACESTE INFORMATII SUNT IMPORTANTE. Va rugam sa solicitati o traducere.

ДАННЫЙ ДОКУМЕНТ СОДЕРЖИТ ВАЖНУЮ ИНФОРМАЦИЮ. Просьба

обеспечить его перевод.

ESTA INFORMACION ES IMPORTANTE. Pida que alguien se la traduzca.

Please note that the City of New Westminster deems any response to this notification to be public information. If you have a financial interest in the land subject to this Public Hearing and have contracted to sell or lease all or part of your property to any person, firm or corporation, we strongly urge you to deliver this notification, as soon as possible, to the prospective buyer or tenant.

<<NAME1>>

<<NAME2>>

<<ADDRESS_1>>

<<ADDRESS_2>>