



# NEW WESTMINSTER

## **OPPORTUNITY TO BE HEARD/ NOTICE OF PROPOSAL TO ISSUE A DEVELOPMENT VARIANCE PERMIT**

Monday, February 20, 2012 - **6:00 p.m.**  
Council Chamber, City Hall,  
511 Royal Avenue, New Westminster, B. C. V3L 1H9

### **DEVELOPMENT VARIANCE PERMIT NO. 528**

**Location/s:** 414 – 422 Royal Avenue  
(shown hatched on the sketch plan)

**Proposal:** The property is zoned Multiple Dwelling Districts (Downtown) (RM-6). The applicant proposes to construct a 6 storey wood frame building on this site.

**Purpose:** In general terms, the purpose of the proposed permit is to vary the following sections of the Zoning Bylaw:

#### **(a) Number of Parking Spaces**

Zoning Bylaw Section 150.8.1 requires 185 parking spaces for this development. The applicant is proposing 170 parking spaces.

#### **(b) Building Height**

Zoning Bylaw Section 460.22 permits a building height of 40 feet for this site. The applicant is proposing a building height of 60 feet.

#### **(c) Width of Building**

Zoning Bylaw Section 460.18 permits a building width of 119 feet on this site if the building exceeds 40 feet in height. The applicant is proposing a building width of 227 feet.

#### **City Contact:**

Development Services Department at (604) 527-4513.

**Inspection of Documents:**

A copy of the proposed development variance permit may be inspected at Legislative Services. Details and related materials may be inspected at the Development Services Department, City Hall, 511 Royal Avenue, New Westminster, British Columbia during normal office hours being 8:30 a.m. to 4:30 p.m. Monday to Friday inclusive (except Statutory Holidays) from January 9, 2012.

**Public Participation:**

At the meeting, the public shall be allowed to make representations to the Council respecting matters contained in the proposed development variance permit. All persons who believe their interest in property is affected by the proposed permit shall be afforded a reasonable opportunity to be heard, or to present written submissions respecting matters contained in the permit.

Written submissions can be submitted to the Corporate Officer up to the close of the Opportunity to be Heard. All persons who prefer to have their submissions available to Council members in advance as part of the meeting agenda package, must deliver their submissions to Legislative Services, 511 Royal Avenue, New Westminster, B.C. V3L 1H9 (Fax #: (604) 527-4594), by 12:00 noon on Tuesday, February 14, 2012.

**Please be advised that submissions received will be published on the City of New Westminster website, with other associated information.**

**No further submissions can be considered by Council after the conclusion of the Opportunity to be Heard.**

Rick Page  
Corporate Officer

***This meeting will be broadcast over the internet and/or television.***

