



CORPORATION OF THE CITY OF NEW WESTMINSTER

PUBLIC HEARING/OPPORTUNITY TO BE HEARD

April 21, 2008 **7:30 p.m.**
Council Chamber
City Hall

AGENDA

STATEMENT CONCERNING THE PROPOSED BYLAWS AND THE CONDUCT
OF THE PUBLIC HEARING (MAYOR WRIGHT)

BUSINESS

1(a) Zoning Amendment Bylaw No. 7227, 2008 [a bylaw to rezone 419 and 423 Eighth Street from Single Detached Dwelling Districts (RS-2) to Multiple Dwelling Districts (Low Rise) (RM-2)]

1(b) Development Permit 013 (BH) with variances

(a) Height

The Zoning Bylaw states that the height of a building shall not exceed 35 feet (10.67 metres) nor three storeys developed for housing purposes. The applicant proposes a three storey building with a height of 37 feet (11.3 metres).

(b) Front Yard

The Zoning Bylaw requires that a front yard shall be provided of not less than 25 feet (7.62 metres) in depth. The applicant proposes a front yard of 15.0 feet (4.6 metres).

(c) Rear Yard

The Zoning Bylaw requires that a rear yard shall be provided of not less than 25 feet (7.62 metres) in depth. The applicant proposes a rear yard of 16.0 feet (4.9 metres).

(d) Side Yard which does not adjoin a street – Northerly lot line

The Zoning Bylaw requires that a side yard shall be provided of not less than 18 feet (5.5 meters) in width. The applicant proposes a side yard of 10.5 feet (3.2 metres).

(e) Side Yard which does not adjoin a street – Southerly lot line

The Zoning Bylaw requires that a side yard shall be provided of not less than 18 feet (5.5 meters) in width. The applicant proposes a side yard of 10.5 feet (3.2 metres).

(f) Site Coverage

The Zoning Bylaw states that all principal buildings in total shall not cover more than forty percent (40%) of the site area. The applicant proposes a site coverage of 64%.

Attachments:

- [Zoning Amendment Bylaw No. 7227, 2008 & Development Permit 013 \(BH\) with variances](#)
- [Notice of Public Hearing/Notice of Opportunity to be Heard/Notice to Issue a Development Permit with variances](#)
- [Advisory Planning Commission's report, August 1, 2007](#)
- [Director of Development Services' report, March 31, 2008](#)

- a. Explanation of bylaw, development permit with variances and proposed development of the lands (Director of Development Services)
- b. Statement concerning the number of written submissions received and their distribution (Corporate Officer)
- c. Motion to receive submissions

- d. Invitation to those present to address the bylaw and development permit with variances
- e. Motion to refer to Council

2. Heritage Revitalization Agreement (340 Fifth Street) Bylaw No. 7174, 2007 [a bylaw to enter into a Heritage Revitalization Agreement with the Owner of Heritage Property]

Attachments:

- [Heritage Revitalization Agreement \(340 Fifth Street\) Bylaw No. 7174, 2007](#)
- [Notice of Public Hearing](#)
- [Advisory Planning Commission's report, August 1, 2007](#)
- [Director of Development Services' report, March 31, 2008](#)
- Correspondence received in response to Public Hearing notice
 - [Email from Janet Brine, 217 Third Avenue, expressing support](#)
 - [Email from Neil Gibbard, 125 Peele Street, supporting proposal](#)
 - [Email from Barbara Duggan/Ken Cawkell, 315 fifth Street, supporting proposal](#)

- a. Explanation of bylaw and proposed development of the lands (Director of Development Services)
- b. Statement concerning the number of written submissions received and their distribution (Corporate Officer)
- c. Motion to receive submissions
- d. Invitation to those present to address the bylaw
- e. Motion to refer to Council

ADJOURNMENT