



CORPORATION OF THE CITY OF NEW WESTMINSTER

PUBLIC HEARING/OPPORTUNITY TO BE HEARD

May 7, 2007 7:00 p.m.
Council Chamber
City Hall

AGENDA

STATEMENT CONCERNING THE PROPOSED BYLAW, DEVELOPMENT VARIANCE PERMIT AND THE CONDUCT OF THE PUBLIC HEARING (MAYOR WRIGHT)

BUSINESS

1. 316 Fourth Avenue:

(a) Zoning Amendment Bylaw No. 7160, 2007 [a bylaw to rezone 316 Fourth Avenue from Single Detached Dwelling Districts (RS-1) to Single Detached Dwelling Districts (Heritage) (RS-6)].

(b) Development Variance Permit 458

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

(a) Height

The Zoning Bylaw states that the height of the building shall not exceed 25 feet (7.62 metres). The applicant proposes a height of 30.4 feet (9.3 metres).

(b) Front Yard

The Zoning Bylaw states that the front yard shall be provided of not less than twenty percent (20%) of the depth of the site. The front setback should be 21 feet (6.4 metres). The applicant proposes a setback of 13.1 feet (4 metres).

Attachments:

- [Zoning Amendment Bylaw No. 7160, 2007](#)
- [Notice of Zoning Public Hearing/Opportunity to be Heard](#)
- [Advisory Planning Commission's report, April 4, 2007](#)
- [Director of Development Services' report, April 16, 2007](#)

- a. Explanation of bylaw, development variance permit and proposed development of the lands (Acting 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 variance permit
- e. Motion to refer to Council

ADJOURNMENT