



CORPORATION OF THE CITY OF NEW WESTMINSTER

PUBLIC HEARING/OPPORTUNITY TO BE HEARD

November 26, 2007 7:00 p.m.
Council Chamber
City Hall

AGENDA

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

BUSINESS

1(a) Zoning Amendment Bylaw No. 7202, 2007 [a bylaw to rezone 1020 – 1032 Ewen Avenue from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) and Local Commercial Districts (C-1) to Community Commercial Districts (Medium Rise) (C-2A)]

1(b) Development Permit 028 (Q) with variances

(a) Locked-In Lot

The Zoning Bylaw states that in (R) Districts, it shall be unlawful to construct any building, or portion of a building, or buildings which will create a “locked-in lot”. The properties at 1038 and 1040 Ewen Avenue constitute a “locked-in lot” in that they:

- Are a corner site
- have a combined frontage of 66 feet (20.1 metres) along Ewen Avenue, and
- have a combined area of 8,052 square feet (748 square metres)
- Both lots have a single detached dwelling on them.

This satisfies the definition of a locked-in lot. The applicant proposes to vary this requirement and has provided a development concept for 1038

and 1040 Ewen Avenue to show that redevelopment could occur on that site in the future.

(b) Number of Parking Spaces

The Zoning Bylaw permits a total of 70 parking spaces. The applicant proposes to provide 58 residential parking spaces and 6 commercial parking spaces for a total of 64 parking spaces.

(c) Height

The Zoning Bylaw permits a maximum height in the (C-2A) zone of 40 feet (12.25 metres). The applicant is proposing a height of 44.3 feet (13.5 metres)

Attachments:

- [Zoning Amendment Bylaw No. 7202, 2007 & Development Permit 028 \(Q\) with variances](#)
 - [Notice of Public Hearing/Opportunity to be Heard](#)
 - [Advisory Planning Commission's report, October 25, 2007](#)
 - [Director of Development Services' report, November 5, 2007](#)
- 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

ADJOURNMENT