



Corporation of the City of
NEW WESTMINSTER

PUBLIC HEARING

Zoning Amendment Bylaw No. 8022, 2018 regarding 838 Ewen Avenue

**To be considered at the June 26, 2018 Public Hearing – 6:00 p.m. in
Council Chamber, City Hall**

***Please note:** For convenience, the contents of this package contains information relative to the Public Hearing. If you have any questions, please inquire with Development Services staff, or contact 604.527.4532.



Public Hearing Information for

Zoning Amendment Bylaw No. 8022, 2018 regarding 838 Ewen Avenue

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
See OCP Bylaw No. 8021, 2018 Public Hearing Package for Reports			

Written Submissions			
Name	Correspondence Date	Date Received	#
See OCP Bylaw No. 8021, 2018 Public Hearing Package for Reports			

NOTICE OF PUBLIC HEARING

Official Community Plan Amendment (OCP00024; Bylaw No. 8021, 2018) and Zoning Bylaw Amendment (REZ00157; Bylaw No. 8022, 2018) for 838 Ewen Avenue

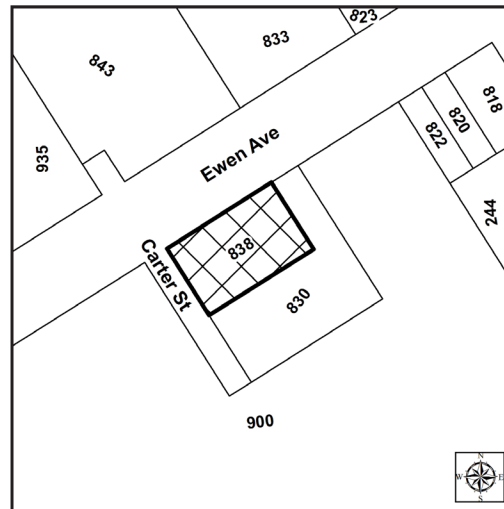
TUESDAY, JUNE 26, 2018 AT 6:00 P.M.

Council Chamber, Second Floor of City Hall, 511 Royal Avenue

An application has been received for the property at 838 Ewen Avenue to:

1. Amend the Official Community Plan Land Use Designation of the site from Parks/Community Facilities to Residential – Medium Density (RM) and to change the Development Permit Area for the site from Queensborough Main Street DPA #1 to Ewen Avenue Multi-family DPA #1.
2. Rezone the property from Local Commercial Districts (C-1) to Comprehensive Dwelling Districts (838 Ewen Avenue) (CD –83).

The property owner and applicant is the City of New Westminster. The property would be leased by the City to BC Housing. The City is proposing to develop a 44 unit modular housing development with support services for women who have experienced homelessness or who are at risk of homelessness.



HOW DO I GET MORE INFORMATION?

The bylaws and all pertinent material are available for viewing online at www.newwestcity.ca/publicnotices, and also in the Planning Division at City Hall 10 business days prior to the Public Hearing, June 12, 2018 to June 26, 2018. City Hall hours are Monday between 8:00 am and 7:00 pm, and Tuesday through Friday between 8:00 am and 5:00 pm (except statutory holidays).



HOW CAN I BE HEARD?

Speakers are requested to register individually in advance, beginning at 8:00 am on June 12, 2018 and continuing until 5:45 pm on June 26, 2018. Beginning at 8:00 am on June 12, 2018, please register by e-mailing clerks@newwestcity.ca or by calling 604-527-4523. All persons present at the Public Hearing will be permitted to address Mayor and Council. Registered speakers will receive priority and be called to speak in the order that the registrations were received.



QUESTIONS AND COMMENTS?

Written submissions addressed to Mayor and Council may be sent prior to the closing of the Public Hearing.

Email: clerks@newwestcity.ca
Post: Legislative Services Department
511 Royal Avenue
New Westminster, BC V3L 1H9

Further information regarding this Public Hearing can be found at www.newwestcity.ca/publicnotices.

Jacque Killawee, City Clerk



Corporation of the City of
NEW WESTMINSTER

511 Royal Avenue
New Westminster, BC V3L 1H9



IMPORTANT INFORMATION. Please have this translated.

RENSEIGNEMENTS IMPORTANTS. SVP demander à quelqu'un de traduire pour vous.

ਮਹੱਤਵਪੂਰਨ ਜਾਣਕਾਰੀ ਨੂੰ ਇਸ ਦਾ ਅਨੁਵਾਦ ਹੈ ਕਰਿਪਾ ਕਰਕੇ

MAHALAGA NA IMPORMASYON Mangyaring magkaroon ng na-translate na ito

重要资讯 请找人帮忙翻译这段文字

INFORMACIÓN IMPORTANTE Pida que alguien le traduzca la información

중요 정보. 다음 정보를 번역하세요.

ВАЖНАЯ ИНФОРМАЦИЯ. Пожалуйста переведите.

INFORMAȚII IMPORTANTE Rugati pe cineva să va traducă

City supplied address to
be added by printer at
time of print.

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 courtesy notification, as soon as possible, to the prospective buyer or tenant.

CORPORATION OF THE CITY OF NEW WESTMINSTER

**ZONING AMENDMENT BYLAW (838 EWEN AVENUE)
NO. 8022, 2018**

ADOPTED _____

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

The Municipal Council of the City of New Westminister, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (838 Ewen Ave) No. 8022, 2018”.
2. Zoning Bylaw No. 6680, 2001 is amended as follows:
 - a) Section 1000 Comprehensive Development Districts of Zoning Bylaw 6680, 2001 is amended by inserting as section 1083 the Schedule attached to this Bylaw as Schedule A.
 - b) The parcel of land outlined in bold in the Schedule attached to this Bylaw as Schedule B is rezoned to Comprehensive Development District (838 Ewen Avenue) (CD-83) and the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 is amended accordingly.

GIVEN FIRST READING this 28th day of May , 2018.

GIVEN SECOND READING this 28th day of May , 2018.

PUBLIC HEARING held this _____ day of _____, 2018.

GIVEN THIRD READING this _____ day of _____, 2018.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2018.

Mayor

Jacque Killawee, City Clerk



Schedule A:

Comprehensive Development District (838 Ewen Avenue) (CD-83)



1083 Comprehensive Development District (838 Ewen Avenue) (CD-83)

1083.1 The intent of this District is to permit the development of a 44 unit residential building

Permitted Principal and Accessory Uses

1083.2 The following uses and no others shall be permitted in the (CD-83) district:

- A. Supportive housing in an apartment building
- B. Parks and other civic uses
- C. Accessory buildings and uses provided that all accessory buildings:
 - (i) shall not exceed a height of 2.43 meters (8 feet);
 - (ii) shall not be located in the required front or rear yard;
 - (iii) may be located 0 feet (0 meters) from the west lot line.

Density

1083.3 The maximum number of dwelling units permitted on this site is 44.



Comprehensive Development District (838 Ewen Avenue)(CD-83)

Building Envelope

1083.4 The principal building shall be sized and sited according to the following:

Regulation	Requirement
Minimum Front Setback	3 meters (9.85 feet)
Minimum Rear Setback	8.5 meters (27.88 feet)
Minimum Side Setback (West)	9.88 meters (32.4 feet)
Minimum Side Setback (East)	1.5 meters (4.9 feet)
Maximum Site Coverage	50 percent (50%)
Maximum Building Height	11.27 meters (37 feet)

Off-Street Parking and Loading Requirements

1083.5 Off-Street Parking

Despite Section 150 of this Bylaw, two off-street parking spaces shall be provided.

1083.6 Off-Street Loading

Despite Section 160 of this Bylaw, no off street loading spaces shall be required.



Schedule B:
Area of Rezoning

