



1031 Cornwall Street

Preliminary Application Review

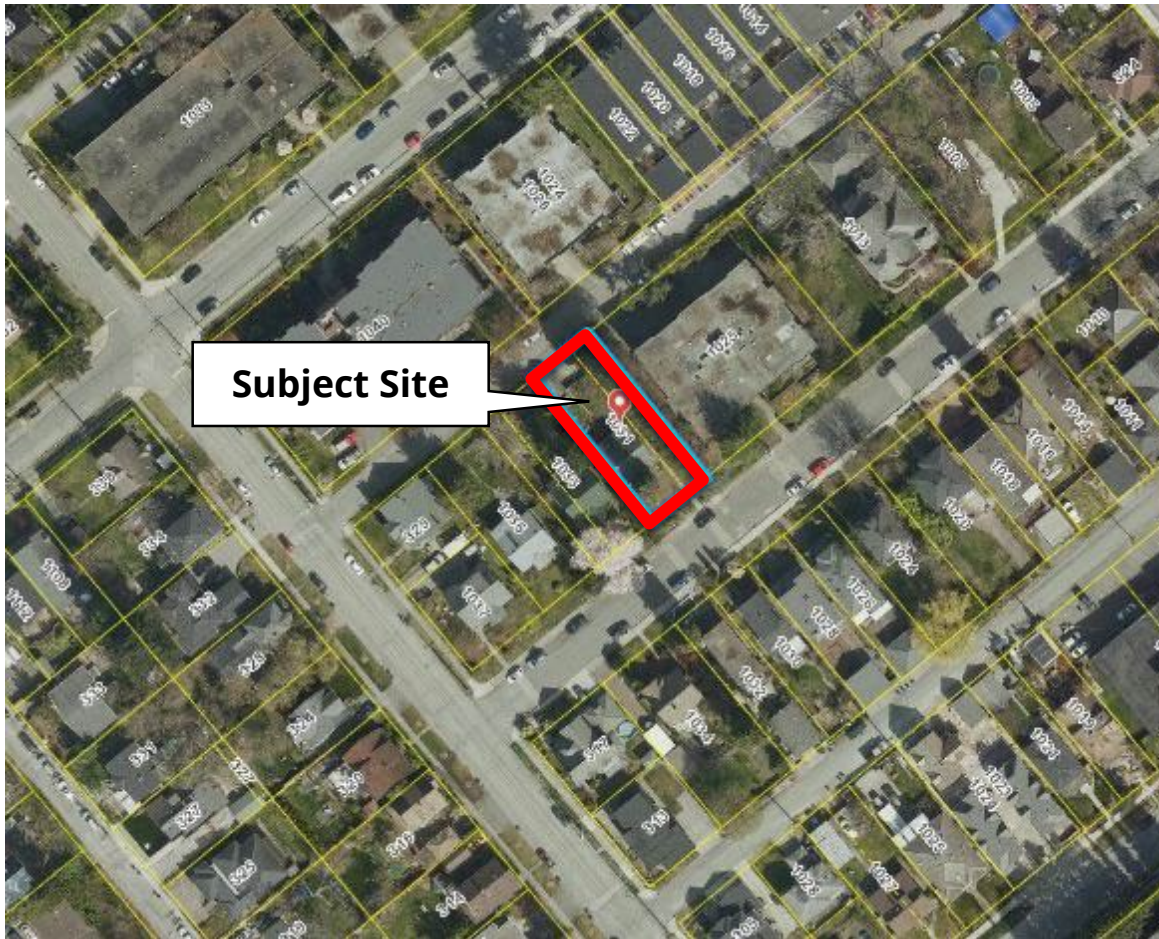
Land Use and Planning Committee – August 29, 2022

Wendee Lang, Development Planner



NEW WESTMINSTER

Site Context



- Located in Brow of the Hill
- Site Area (Gross):
 - 607.0 sq. m. (6,534 sq. ft.)
- Site Dimensions:
 - 15.1 x 40.2 m. (49.5 x 132 ft.)
- Existing single-detached house on-site (built 1926)

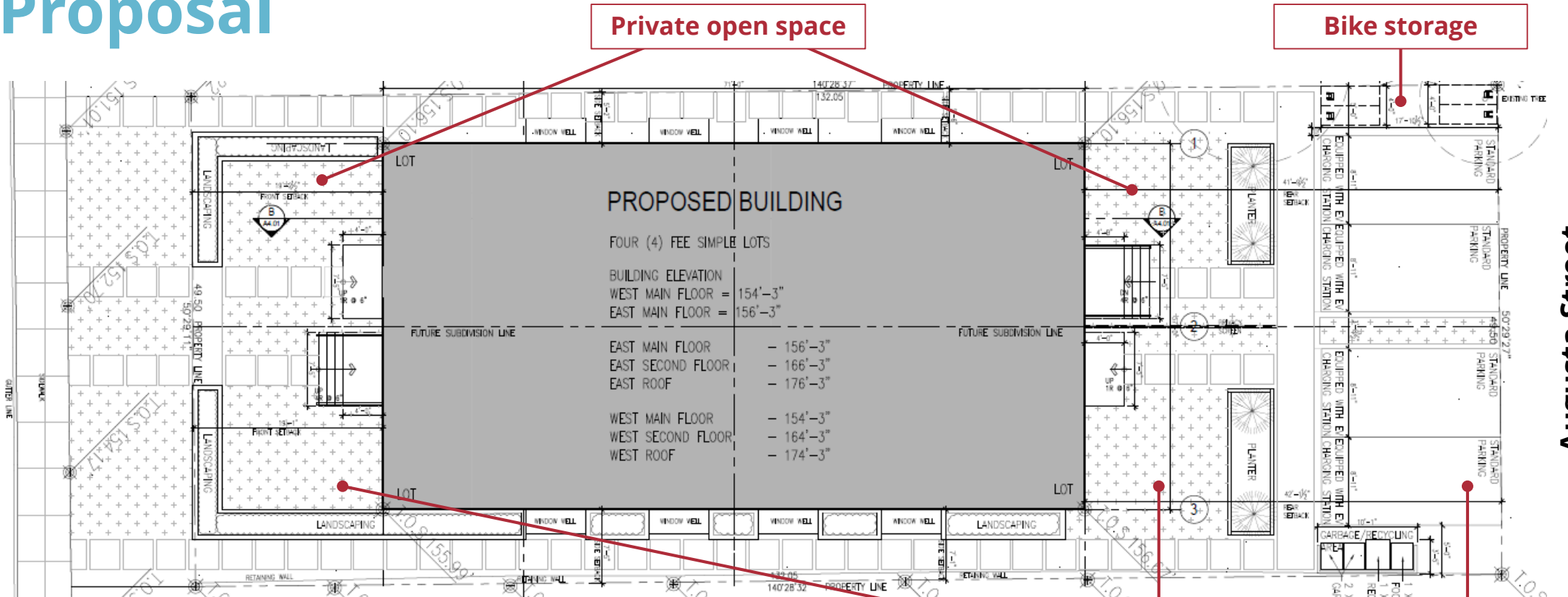
Policy Context

- **Official Community Plan designation:** Residential – Ground Oriented Infill Housing
- **Zoning:** Single Detached Residential District (RS-1)
- **Duplex, Triplex and Quadruplex: Interim Development Review Policy**
 - Would be the first quadruplex pilot project considered under this policy
 - States that projects up to 0.75 FSR would be considered
 - Additional density to be made available for energy efficient buildings

Proposal

Cornwall Street

Augusta Street



- 1.205 FSR (0.8 above grade, 0.4 below grade)
- 4 family-friendly units, ~1,970 sq. ft.
- Step 5 proposed
- Freehold ownership model

Considerations

- Density:
 - 0.80 FSR permitted, including 0.05 for Step 5
 - 33% density located below-grade
 - Would appear as two storeys from all elevations
- Trees
- Building massing and site design
- Freehold ownership



Project rendering (view from Cornwall Street)

Feedback from the LUPC

That the LUPC direct staff to:

1. Advise the applicant that **the proposed density is considered reasonable**, provided that 0.40 FSR is allocated below grade, and the project achieves Step 5 requirements;
2. Advise the applicant that **the retention of all off-site trees should be a priority** of future development applications for this site;
3. Advise the applicant to **revise the proposed development** consistent with the urban design comments in Section 5.3 of the report, as part of a formal application;
4. **Support further consideration of freehold ownership** of the quadruplex units, provided that the applicant can submit additional information on how the proposal would meet subdivision requirements as part of a formal application.