

**LAND USE AND PLANNING COMMITTEE
AGENDA**

Monday, August 29, 2022, 1:00 p.m.

Meeting held electronically and open to public attendance

Council Chamber, City Hall

We recognize and respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. We acknowledge that colonialism has made invisible their histories and connections to the land. As a City, we are learning and building relationships with the people whose lands we are on.

Pages

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair will open the meeting and provide a land acknowledgement.

2. ADDITIONS / DELETIONS TO THE AGENDA

The Committee will consider additions and deletions to the agenda, and remove items from the consent agenda, if needed.

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

3.1. May 30, 2022

3

4. CONSENT AGENDA

If the Land Use and Planning Committee decides, all the recommendations in the "Recommendation" section of the reports on the Consent Agenda can be approved in one motion, without discussion. If the Committee wishes to discuss a report, that report is removed from the Consent Agenda. A report may be removed in order to discuss it, because someone wants to vote against the report's recommendation, or because someone has a conflict of interest with the report. Any reports not removed from the Consent Agenda are passed without discussion.

4.1. Proposed Quadruplex: 1031 Cornwall Street – Preliminary Application Review

7

To elicit preliminary feedback from the Land Use and Planning Committee regarding the redevelopment proposal.

Recommended Motion:

THAT the Land Use and Planning Committee endorse the recommendations summarized in Section 8 of this report, and instruct staff to include the recommendations and other feedback from the Land Use Planning Committee in the Preliminary Application Review letter to the applicant.

5. NEW BUSINESS
6. END OF THE MEETING



**REGULAR MEETING OF THE
LAND USE AND PLANNING COMMITTEE
MINUTES**

May 30, 2022

**Meeting held electronically and open to public attendance
Council Chamber, City Hall**

PRESENT:

Councillor Chuck Puchmayr Chair
Councillor Patrick Johnstone
Councillor Nadine Nakagawa*

GUESTS:

Navi Sivia* Azure Properties

STAFF PRESENT:

Emilie Adin Director, Climate Action, Planning and Development
Jacque Killawee City Clerk
Mike Watson* Acting Supervisor, Development Planning, Climate
Action, Planning and Development
Amanda Mackaay Development Planner, Climate Action Planning and
Development
Carilyn Cook Committee Clerk, Legislative Services

*Denotes electronic attendance

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Councillor Puchmayr opened the meeting at 1:00 p.m. and recognized with respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. He acknowledged that colonialism has made invisible their histories and connections to the land. He recognized that, as a City, we are learning and building relationships with the people whose lands we are on.

2. ADDITIONS / DELETIONS TO THE AGENDA

None.

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

3.1 March 28, 2022

MOVED and SECONDED

THAT the minutes of the March 28, 2022 Land Use and Planning Committee meeting be adopted.

Carried.

All members of the Committee present voted in favour of the motion.

4. REPORTS FOR ACTION

4.1 Pre-Application Review: 807-823 Sangster Place and 39 East Eighth Avenue

Amanda Mackaay, Planner, reviewed the report dated May 30, 2022 regarding the Pre-Application Review (PAR) for 807 – 823 Sangster Place and 39 East Eighth Avenue and shared a PowerPoint presentation which outlined the site and policy contexts and the preliminary proposal for two six-storey multi-unit residential buildings, one of which would include market condominium units and the other, rental condominium units.

Navi Sivia, Azure Properties, provided a PowerPoint presentation which outlined the Sangster Greenway and Sangster Street Project including two proposed affordable housing options, various community and resident benefits, and the proposal's alignment with the City's Seventh Bold Step: Reclaim the Streets with respect to closing Sangster Street for the creation of public realm pedestrian space.

In response to questions from the Committee, Ms. Mackaay and Mr. Sivia provided the following comments:

- Other city departments, including the Engineering Department, New Westminster Fire and Rescue Services, etc., will be engaged with respect to closing down Sangster Street as part of Stage 2 of the PAR;
- The applicant is agreeable to providing either a deeper subsidy for less affordable units or less of a subsidy with more units;
- Generally on developer-led sites, deeper subsidies are harder to come by as they may not make financial sense;

- The idea of shared spaces on each floor came from the concept of providing more adaptable, transition-friendly units, keeping in mind that inclusion means more than just affordability and the understanding that thoughtful, developer-led initiatives are often successful with the right support;
- Commercial space, including, possibly, a coffee shop near the daycare and playground structure, etc., which would add to the neighbourhood, is still open for discussion; and,
- Possible use of solar power, rainwater collection, and other initiatives have not yet been explored.

Discussion ensued and Committee members provided the following comments:

- This is an interesting area for this development and, Sangster Street, does not have a whole lot on it and is not well traffic or transit connected even though there are a number of amenities nearby;
- Rental rates are unaffordable with the low income scores indicating that people need to earn \$60,000 annually to be able to afford \$1,400 per month for rent;
- The City is not receiving an adequate number of development applications that meet the City's goals and standards which are more rigid and strict than those of senior government. There would have to be a lot more development to meet those thresholds;
- The intentional community living aspect of the proposal meets a lot of the City's objectives for affordable, family-friendly, built-in communities and many lessons may be learned from this development;
- Official Community Plan amendments should be considered for this proposal as this is a unique space and location in the City, worthy of further exploration;
- With respect to affordability, we cannot expect one project to do it all without the help of senior government, therefore option two, less units with a deeper subsidy may be the best option. However, more details are needed moving forward;
- The standards applied for affordability in option one does not make it viable.
- A deeper conversation regarding less units, etc., needs to take place with Council;
- The massing is appropriate and the two underdeveloped sites located nearby could also be developed into something with higher density;
- In order to get affordable housing and amenities out of this proposal, it will need density;
- The project may be placed on the frequent transit network as it gets developed; however, the area already has a relatively high walk score

as it is close to schools, shopping, and community centres which is a great benefit;

- The design ideas to include a lot of common areas to complement the smaller units and ensure community space is interesting and innovative;
- Parking minimums should not be put in the way of amenities;
- Rather than close Sangster Street completely, consideration should be made to create a space of mixed traffic with less of a right of way, that would make it a more friendly space and to avoid challenges that would be presented with the access onto McBride Boulevard if it were to be closed;
- It will be good to see where this proposal goes; however, there is concern about the inclusionary policy;
- Ground level commercial space for a coffee shop or food market would be beneficial to the residents; and,
- Option two seems to be the most feasible option.

MOVED AND SECONDED

THAT the Land Use and Planning Committee endorse the recommendations summarized in Section 6 of the May 30, 2022 report titled, “Pre-Application Review: 807-823 Sangster Place and 39 East Eighth Avenue,” and instruct staff to advise the applicant that an Official Community Plan Amendment be considered, provided all the requirements outlined in this report are incorporated, and that for stage two of the process, staff work with the applicant to bring back options to better include affordability into the amenities.

Carried.

All members of the Committee present voted in favour of the motion.

5. NEW BUSINESS

None.

6. END OF THE MEETING

The meeting ended at 1:40 p.m.

Certified correct,

Councillor Puchmayr

Carilyn Cook
Committee Clerk

REPORT

Climate Action, Planning and Development

To: Land Use and Planning Committee **Date:** August 29, 2022

From: Emilie K. Adin, MCIP **File:** PAR01427
Director of Climate Action, Planning and
Development

Item #: 2022-575

Subject: **Proposed Quadruplex: 1031 Cornwall Street – Preliminary Application Review**

RECOMMENDATION

THAT the Land Use and Planning Committee endorse the recommendations summarized in Section 8 of this report, and instruct staff to include the recommendations and other feedback from the Land Use Planning Committee in the Preliminary Application Review letter to the applicant.

EXECUTIVE SUMMARY

A Preliminary Application Review (PAR) inquiry has been received for a proposed ground-oriented residential quadruplex (four total units) at 1031 Cornwall Street. The development would replace one single detached dwelling unit and would have an overall Floor Space Ratio (FSR) of 1.205. All of the proposed units would be family-friendly, containing four bedrooms, and freehold. The applicant has indicated that the project would achieve Step 5 of the BC Energy Step Code (net-zero energy ready).

Staff is seeking feedback regarding the proposal from the Land Use Planning Committee (LUPC), which would be incorporated with staff's comments into the resulting PAR letter to the applicant.

1. PURPOSE

To elicit preliminary feedback from the Land Use and Planning Committee regarding the redevelopment proposal.

2. POLICY AND REGULATIONS

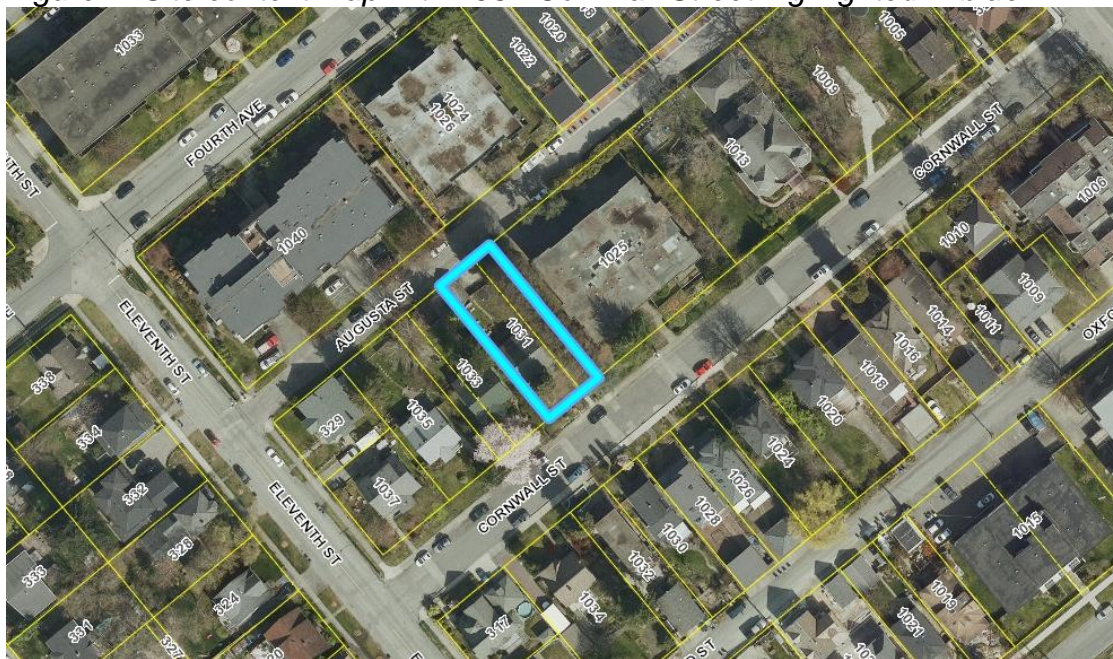
The Official Community Plan (OCP) designation for the subject property is Residential – Ground Oriented Infill Housing (RGO), which allows for a quadruplex. The property is zoned Single Detached Residential Districts (RS-1) and would require rezoning to allow the proposed development. The *Duplex, Triplex, and Quadruplex: Interim Development Review Policy* provides policy context for rezoning for a quadruplex on properties with this designation. A summary of these and other related City policies and regulations are included in Appendix A.

3. BACKGROUND

3.1 Site Characteristics and Context

The subject property is approximately 607.0 sq. m. (6,534 sq. ft.) and located in the Brow of the Hill neighbourhood, in an area of single detached dwellings and low-rise apartment buildings. The site has primary frontage on Cornwall Street and secondary frontage on Augusta Street, and is proximate to bus service on Twelfth Street, identified as a potential future Frequent Transit Network (FTN). One single detached dwelling, built in 1926, is currently situated on the lot. Additional site characteristics and context information is provided in Appendix B.

Figure 1: Site context map with 1031 Cornwall Street highlighted in blue



overall density of 1.205 FSR. Unit sizes are proposed at approximately 183.0 sq. m. (1,970 sq. ft.), with all units containing four bedrooms. A total of four off-street resident parking spaces are proposed.

Figure 2: Proposed Project Rendering (view from Cornwall Street)



The applicant's project summary letter and select preliminary drawings are included in Appendices C and D. A preliminary project statistics table is provided in Appendix E.

5. DISCUSSION

5.1 Density

Council has endorsed the *Duplex, Triplex, and Quadruplex: Interim Development Review Policy* to facilitate pilot project applications, create opportunities for ground-oriented infill housing, and inform development of the Infill Housing Program. The policy provides interim requirements related to density, design form and character, parking, and access. The proposed development would be the first quadruplex project considered under this policy.

The interim policy indicates that quadruplex proposals should not exceed a maximum density of 0.75 FSR. However, the policy also notes that additional floor area may be considered for energy efficient buildings. This is consistent with the City's Passive Design Exclusion Policy, which provides additional FSR to single detached dwellings built to higher performance standards. For example, a Step 5 house would be entitled to an additional 0.05 FSR. Staff consider it reasonable to apply an additional 0.05 FSR to this project, given it is proposed to Step 5. With this addition, the maximum density for a Step 5 quadruplex would be 0.80 FSR.

To verify that the building would achieve Step 5 requirements, submission of an energy model, prepared by a certified energy advisor, would be required as part of a future rezoning application.

Preliminary plans indicate an overall density of 1.205 FSR. The project allocates 0.80 FSR above grade and 0.40 FSR below grade. Based on the proposed elevations, the additional density would have little impact on height, form, or character, and the building would read as two storeys from each elevation. The units would contain four bedrooms and be larger than those achievable under the existing policy, per the table below:

Table 3: Comparison of Proposed Unit Sizes

Unit Sizes per Interim Review Policy (0.80 FSR) ¹	Proposed Unit Sizes (1.205 FSR)
121.4 sq. m. (1,307 sq. ft.)	183.0 sq. m. (1,970 sq. ft.)

¹ Assumes total permitted density is divided equally between four units.

Does the LUPC support staff advising 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?

5.2 Tree Retention

The applicant has submitted an arborist report that states that four trees are present on-site and 17 trees, including four specimen trees, are located off-site. The majority of the off-site trees (16) are located atop a retaining wall that borders the south-east property line of the subject site. Staff note that this retaining wall is in need of structural repair.

A preliminary evaluation of the off-site trees by the City arborist indicates that, given their maturity and valuable ecological benefits, their retention should be prioritized in support of the City's urban forest goals. It is the opinion of the City arborist that retention should have minimal impact on the development potential of the site, given their location. Should the applicant proceed with a formal application, staff would require that the retaining wall be stabilized using methods that minimize health impacts to the trees, while maximizing the safety of future residents.

Does the LUPC support that staff advise the applicant that the retention of all off-site trees should be a priority of future development applications for this site?

5.3 Building, Massing, and Site Design

Based on the preliminary information provided by the applicant, only a limited review of the project's consistency with applicable policy was possible. However, some aspects of the current plans that would need to be addressed include, but are not limited to:

- The proposed rear units should provide secondary entrances visible from Cornwall Street, inclusive of exterior lighting;

- Consideration must be given to waste servicing, including but not limited to how bins will be screened from public view, their location, staging, and access;
- If any equipment is proposed (e.g., heat pumps), its location would need to be shown and strategies proposed to mitigate visual and noise impacts on adjacent properties;
- One shared visitor/loading space is expected from this type of development.

Additional and more detailed comments will also be included in the PAR letter to the applicant.

Does the LUPC support that staff advise the applicant to revise the proposed development consistent with the urban design comments in Section 5.3 of this report, as part of a formal application?

5.4 Proposed Ownership Structure

The applicant has indicated that the proposed ownership structure for this project would be freehold, which means that the project would be subdivided along shared walls and lot lines (i.e., the four units would not form part of a strata but own individual small lots). Freehold ownership of this form of development would contribute to overall housing choice, and would be consistent with City policy and objectives. However, at this stage, the applicant has not provided sufficient information for evaluation of this proposal. Should the applicant move forward with a formal application, they would be required to submit detailed information describing how the site would meet subdivision requirements, such as those pertaining to site servicing, solid waste collection, and access.

Does the LUPC 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?

6. REVIEW PROCESS

The PAR inquiry has been circulated to various City departments for review and comment. Feedback from the LUPC and staff will be incorporated into a PAR letter that would be forwarded to the applicant. The PAR letter would also outline the application requirements from other City departments. Should the applicant choose to proceed with formal applications, the proposed project would be reviewed in accordance with the City's development review process.

7. INTERDEPARTMENTAL LIAISON

The City has a team-based approach for reviewing development proposals. Staff from various departments, including Climate Action, Planning and Development; Engineering Services; and Parks and Recreation, has conducted an initial review of this preliminary application review inquiry.

8. FEEDBACK FROM THE LAND USE AND PLANNING COMMITTEE

Staff is seeking general feedback and direction from the LUPC on the proposal, as well as support from the LUPC on the following recommendations:

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 this 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.*

9. OPTIONS

The following options are offered for consideration of the Land Use and Planning Committee:

1. That the Land Use and Planning Committee endorse the recommendations summarized in Section 8 of this report, and instruct staff to include the recommendations and other feedback from the Land Use and Planning Committee in the preliminary application review letter to the applicant.
2. That the Land Use and Planning Committee provide staff with alternative feedback.

Staff recommends Option 1.

ATTACHMENTS

Appendix A: Summary of Related City Policies and Regulations
Appendix B: Site Characteristics and Context
Appendix C: Applicant's Project Summary Letter
Appendix D: Preliminary Project Drawings (Select)
Appendix E: Preliminary Project Statistics

This report was prepared by:
Wendee Lang, Development Planner

This report was reviewed by:
Mike Watson, Acting Supervisor of Development Planning
Lynn Roxburgh, Acting Manager, Planning

This report was approved by:
Emilie K. Adin, Director, Climate Action, Planning and Development

Appendix A

*Summary of Related City
Policies and Regulations*

SUMMARY OF RELATED CITY POLICIES AND REGULATIONS

Official Community Plan

The subject property are designated (RGO) Residential – Ground Oriented Infill Housing, which is described, in part, as follows:

Purpose: To allow a mix of ground oriented infill housing forms which are complementary to the existing neighbourhood character. Generally forms with a higher number of units are expected to be located on larger properties. Units can be attached, detached or a combination of the two.

Principal Forms and Uses: Single detached dwellings, single detached dwellings on a compact lot, duplexes, triplexes, quadruplexes, cluster houses, townhouses, rowhouses and other equivalent ground oriented housing forms. Lots with single detached dwellings may also include a secondary suite and/or a detached accessory dwelling unit.

The proposed development is consistent with the intent of the RGO land use designation and therefore, no Official Community Plan (OCP) amendment would be required for this proposed development.

Development Permit Area

The subject site is located within the Ground Oriented Housing Development Permit Area (DPA 1.2), which encourages small scale infill projects that are complementary to the existing single detached dwelling context through appropriate building form, scale, and location. A Development Permit would be required for the proposed development, which would be reviewed concurrently with the Rezoning application. Development Permits have been delegated to the Director of Climate Action, Planning and Development for issuance.

Duplex, Triplex and Quadruplex: Interim Development Review Policy

Council has endorsed an interim development review policy for duplex, triplex and quadruplex applications in order to facilitate pilot projects, such as this application. The interim requirements relate to density, parcel size, design form and character, parking, and access. These interim requirements are intended to address that there is limited policy direction currently in place, such as development permit guidelines for DPA 1.2 or updated quadruplex zoning regulations.

Zoning Bylaw

The subject property is currently zoned Single Detached Residential (RS-1), and would need to be rezoned to support the proposed development. Should the applicant proceed

with a formal Rezoning application, a Comprehensive Development (CD) zone would be created for this parcel.

Community Energy and Emissions Plan

As part of the City's ongoing efforts to reduce its impact on climate change, the City developed a Community Energy and Emissions Plan (CEEP). The CEEP outlines strategies to help conserve energy and reduce GHG emissions in the areas of transportation, buildings and solid waste. The plan outlines actions and policies that help to diversify our energy supply, create energy efficient buildings and build a community that maximizes the use of sustainable transportation modes and minimizes waste. The proposed Step 5 project would be consistent with this policy.

Passive Design Exclusions for Single Detached Residential Zones

In 2018, Council adopted Zoning Bylaw amendments to allow floor space increases to the area occupied by additional wall insulation for single-detached homes achieving the top three levels of the BC Energy Step Code. The Bylaw amendment also permitted increased building height to allow for deeper insulation in the roof assembly and foundation. The bylaw amendments were applied to new, high performance single detached homes in the RS-1 and RS-5 Single Detached Dwelling Districts, NR-1 and NR-5 Neighbourhood Residential Dwelling Districts and RQ-1 Queensborough Neighbourhood Residential Dwelling Districts, under the following calculations:

The floor space ratio for the principal building shall not exceed 0.5

The maximum floor space ratio on a parcel may be increased by:

- (a) 0.01 if the building meets Step 3 of the Energy Step Code;
- (b) 0.03 if the building meets Step 4 of the Energy Step Code; or
- (c) 0.05 if the building meets Step 5 of the Energy Step Code, or is a Passive House.

Maximum Building Height:

7.62 metres (25 feet), or 8.84 metres (29 feet) for a principal building that meets Step 5 of the Energy Step Code, or is a Passive House.

Family-Friendly Housing Policy

The proposed development has fewer than 10 units and therefore is not subject to the Family-Friendly Housing Policy requirements of the City. However, four bedrooms are proposed for each unit, which is in keeping with the Policy.

Appendix B

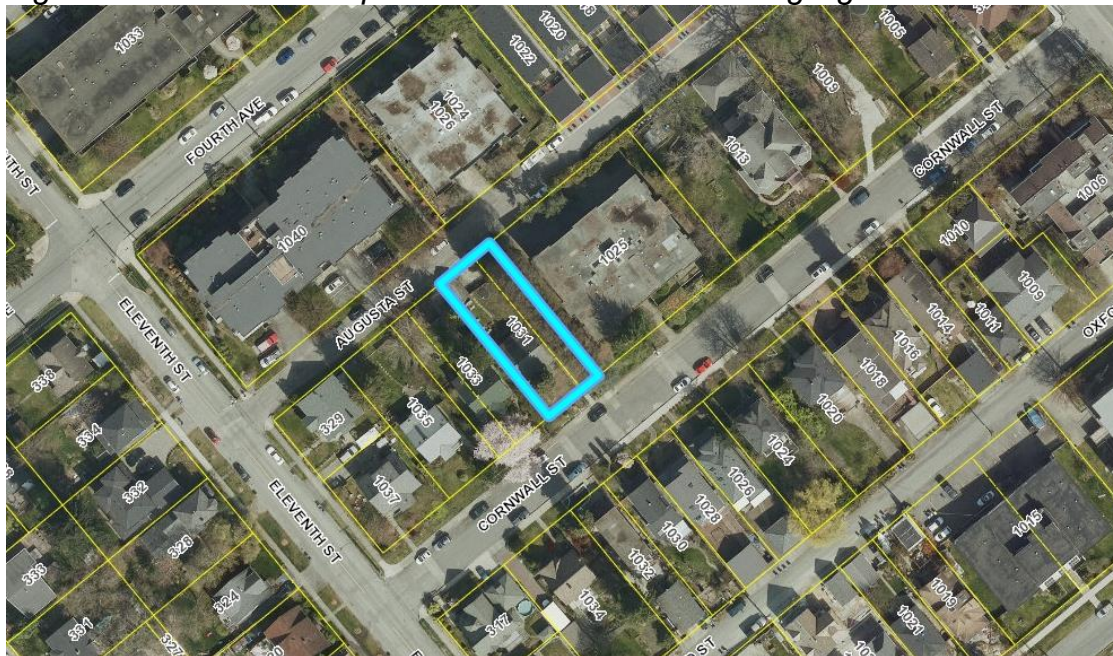
Site Characteristics and Context

SITE CHARACTERISTICS AND CONTEXT

The subject property is located in the Brow of the Hill neighbourhood, in an area of single detached dwellings and low-rise apartment buildings. The site has primary frontage on Cornwall Street and secondary frontage on Augusta Street. It has an approximate total area of 607.0 sq. m. (6,534 sq. ft.) and a cross-slope of 4.1% from the south corner up to the north corner. One single detached dwelling, built in 1926, is currently situated on the lot.

The properties west of the site are also designated RGO, and the low-rise apartment buildings to the north and east designated Residential – Multiple Unit Buildings (RM). The site is located approximately two blocks west of Twelfth Street, a commercial corridor, three blocks north of Fraser River Middle School and Simcoe Park, and three blocks south of Moody Park and the Uptown commercial centre. A site context map and aerial image is provided below:

Figure 1: Site context map with 1031 Cornwall Street highlighted in blue



3.2 Proximity to Transit and Cycling Network

Cornwall Street and Augusta Street are classified as local roads, while nearby Twelfth Street is a collector road and a designated Great Street. Twelfth Street is also identified as a potential future Frequent Transit Network (FTN). The sidewalk network surrounding the site is complete, including an accessible curb letdown at the corner of Cornwall Street and Eleventh Street. The BC Parkway is located three blocks south-west of the subject site. The site's proximity to transit service is highlighted in Table 1 below:

Table 1: Proximity to Transit Service

Transit Facility	Approx. Frequency	Approx. Distance
#112	15 minutes	299 m. (981.0 ft.) to Twelfth Street at Fourth Avenue
#123	15 minutes	541 m. (1,774.9 ft.) to Eighth Street at Fourth Avenue
New Westminster SkyTrain Station	2 to 5 minutes	1.1 km. (0.68 mi.) to New Westminster SkyTrain Station

Appendix C

*Applicant's Project
Summary Letter*

1031 Cornwall St - City of New Westminster Project Summary Letter

City of New Westminster – Planning Department
511 Royal Avenue
New Westminster, BC V3L 1H9

The new development is proposing a fourplex that will replace the current single-family building with an innovative ground oriented, family friendly housing form.

The proposed development is in the Brow of the Hill which is a substantial residential neighborhood with mix of land uses and housing types. The new development will provide more housing choice for the New Westminster residents by providing an appropriate scale and building form that are complementary to the existing single detached dwelling.

This development provides 4 units, 2 of which will face Cornwall Street and the additional 2 units located at the back of the lot will face Augusta Street. The proposed development respects the OCP and Development Permit Guidelines with an overall building FSR of 1.21, height restrictions regardless of the slope of the lot, building size and form by providing a unique and innovative design, providing materials by avoiding synthetic ones and intended to use healthy and durable materials and parking requirements by avoiding garages or ports but instead providing parking pads. Sufficient amount of parking pads are proposed by allowing access from Augusta Street.

The proposed development includes smart environmental choices such as low maintenance, drought resisting landscaping, permeable surfacing, sustainable materials, safe pedestrian connections from the courtyard to the street to achieve sustainable design that provides a long-lasting fresh look and a space the community can take pride in.

This development is designed to provide adequate front, rear, and side setbacks by complying with Development Permit Guidelines to ensure privacy between properties are achieved. We are supporting the continuity of the public realm design within the provided building setbacks by including softscape and hardscape.

We believe that the proposed development will make a positive impact on the neighborhood with its innovative design and compatible form, engaging streetscape and landscape features.

It would be my pleasure to address any questions you may have about this project.

Respectfully,

Robert Billard, Architect AIBC, LEED AP
Billard Architecture INC.
604-619-0529
Robert@BillardArchitecture.ca

Appendix E

Preliminary Project Statistics

PRELIMINARY PROJECT STATISTICS

	Permitted / Required by DTQ Interim Review Policy	Proposed
Lot Area	-	607.0 sq. m. (6,534 sq. ft.)
Site Frontage	-	15.1 m. (49.5 ft.)
Average Lot Depth	-	40.2 m. (132 ft.)
Total FSR	0.80 FSR ¹	1.205 FSR
Total FSR Excluding Basement	-	0.80 FSR
Building Height	10.67 m. (35 ft.)	7.9 m. (26 ft.)
Residential Units	4 principal units	4 principal units
Off-Street Parking		
Resident	4 space	4 spaces
Visitor/Loading	1 space	0 spaces
Total	5 spaces	4 spaces
Long-term Bicycle Parking	4 spaces	4 spaces
Rear Lane Width	6 m. (19.7 ft.)	10.06 m. (33 ft.)

¹ Includes additional 0.05 FSR to accommodate Step 5 building performance requirements

Appendix D

*Preliminary Project
Drawings (Select)*

1031 CORNWALL STREET

AREAS	GROSS AREA		EXCLUSION	
	SQ FT	SQ M	SQ FT	SQ M
BASEMENT	2626.44	224.00	0.00	0.00
MAIN FLOOR	2626.44	224.00	0.00	0.00
2ND FLOOR	2626.44	224.00	0.00	0.00
ROOF	0.00	0.00	0.00	0.00
TOTAL	7879.32	672.01	0.00	0.00

SITE & ZONING INFO		
	SQ FT	SQ M
SITE AREA	6534.22	607.03
PROPOSED STEP CODE LEVEL	LEVEL 5	
ZONING EXISTING	RS-1	
ZONING PROPO.	CD	

FLOOR AREAS		
	SQ FT	SQ M
BUILDING GROSS	7879.32	672.01
TOTAL EXEMPT	0.00	0.00
AREA FOR FAR	7879.32	672.01
FAR	1.21	

SETBACKS			
	REQUIRED	PROPOSED	COMMENT
FRONT	5.79m (19ft)	4.62m (15'-2")	CORNWALL ST
REAR	7.62m (25 ft)	12.80m (42'-0")	AUGUSTA ST
INTERIOR SIDE	1.52m (5 ft)	2.25m (7'-4 1/2")	ADJ. PROPERTY
EXTERIOR SIDE	1.52m (5 ft)	1.59m (5'-2 1/2")	ADJ. PROPERTY

HEIGHT		
	ALLOWED	PROPOSED
BUILDING	15.0m	7.92m

LOT COVERAGE		
	SQ FT	SQ M
FOOTPRINT	2626.44	224.00
% COVER PROPO.	40.20%	
% COVER ALLOW.	50.00%	

WASTE

RESIDENTIAL WASTE REQUIREMENTS

NUMBER OF RESIDENTIAL UNITS	RECYCLING	GARBAGE	COMPOST	REFERENCE
	360 LITER CART	240L CART		GARBAGE AND RECYCLING SUPPLEMENT
4 UNITS	1	2	1	SOLID WASTE REGULATION BYLAW 4.4 b)

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THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

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8	2022.08.10	ISSUED FOR PAR REVISION 4
7	2022.07.28	ISSUED FOR PAR REVISION 3
6	2022.07.22	ISSUED FOR PAR REVISION 2
5	2022.06.29	ISSUED FOR PAR REVISION
4	2022.06.21	ISSUED FOR CLIENT REVIEW
3	2022.06.15	ISSUED FOR CLIENT REVIEW
2	05.20.2022	CLIENT REVIEW
1	02.09.2022	ISSUED FOR P.A.R.
NO.	DATE	REVISION

DESIGN CONSULTANT



#701 - 625 Fifth Avenue
New Westminster, B.C. Canada,
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SEAL

PROJECT

CORNWALL STREET
RESIDENCE
1031 CORNWALL STREET

V3M 4E4
NEW WESTMINSTER, BC

THIS ADDRESS IS LOCATED ON
THE TRADITIONAL TERRITORY OF THE
SEMAHMOO, KATZIE, KWIKWETLEM, KWANTLEN,
QAYQAYT AND TSAWWASSEN FIRST NATIONS

SHEET TITLE

PROJECT DETAILS

SCALE:	SHEET NO.
DRAWN BY: JP	A0.10
CHECKED BY: RB	
PROJECT NO:	FILE: 21BA09

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8	2022.08.10	ISSUED FOR PAR REVISION 4
7	2022.07.28	ISSUED FOR PAR REVISION 3
6	2022.07.22	ISSUED FOR PAR REVISION 2
5	2022.06.29	ISSUED FOR PAR REVISION
4	2022.06.21	ISSUED FOR CLIENT REVIEW
3	2022.06.15	ISSUED FOR CLIENT REVIEW
2	05.20.2022	CLIENT REVIEW
1	02.09.2022	ISSUED FOR P.A.R.
NO.	DATE	REVISION

DESIGN CONSULTANT



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SEAL

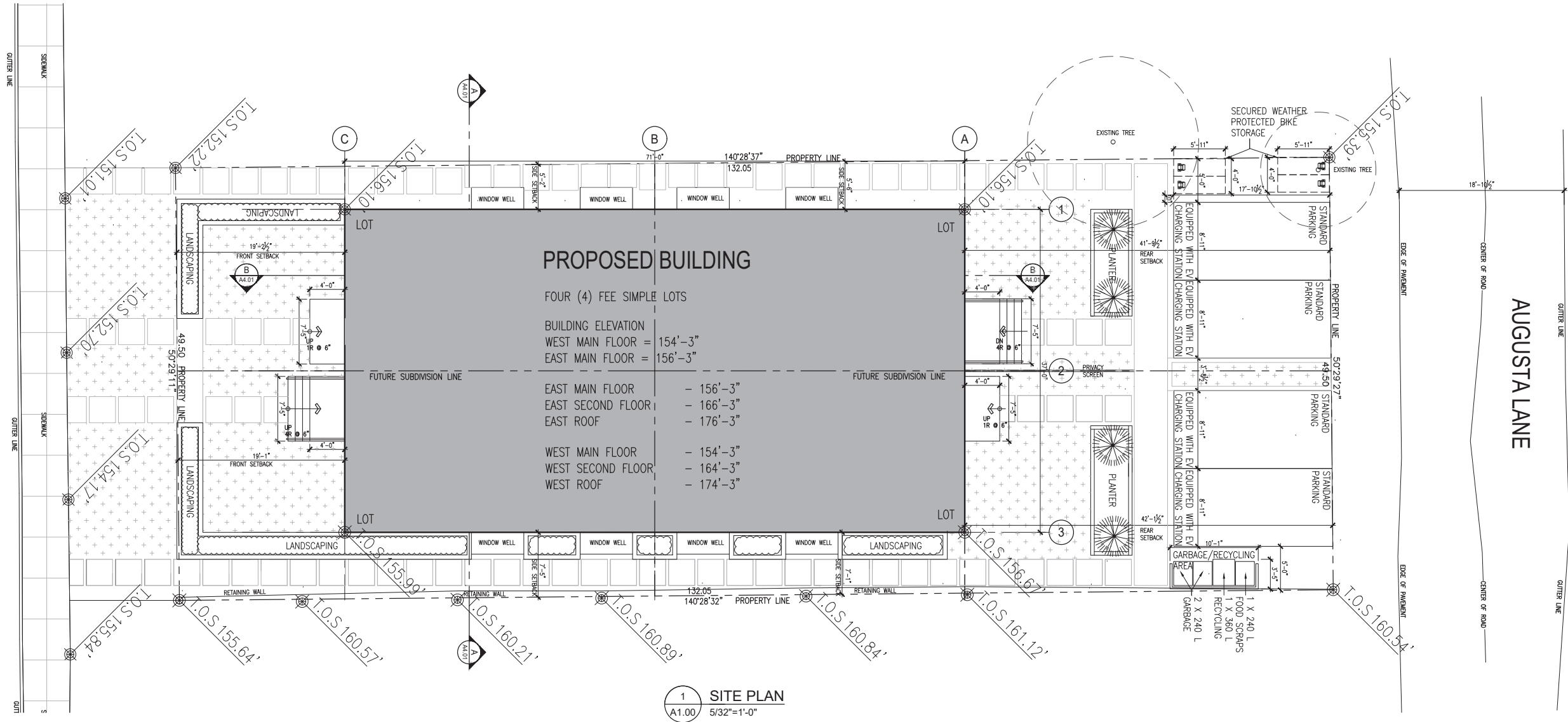
PROJECT
**CORNWALL STREET
RESIDENCE**
1031 CORNWALL STREET
V3M 4E4
NEW WESTMINSTER, BC

THIS ADDRESS IS LOCATED ON
THE TRADITIONAL TERRITORY OF THE
SEMAHMOO, KATZIE, KWIKWETLEM, KWANTLEN,
QAYQAYT AND TSAWWASSEN FIRST NATIONS

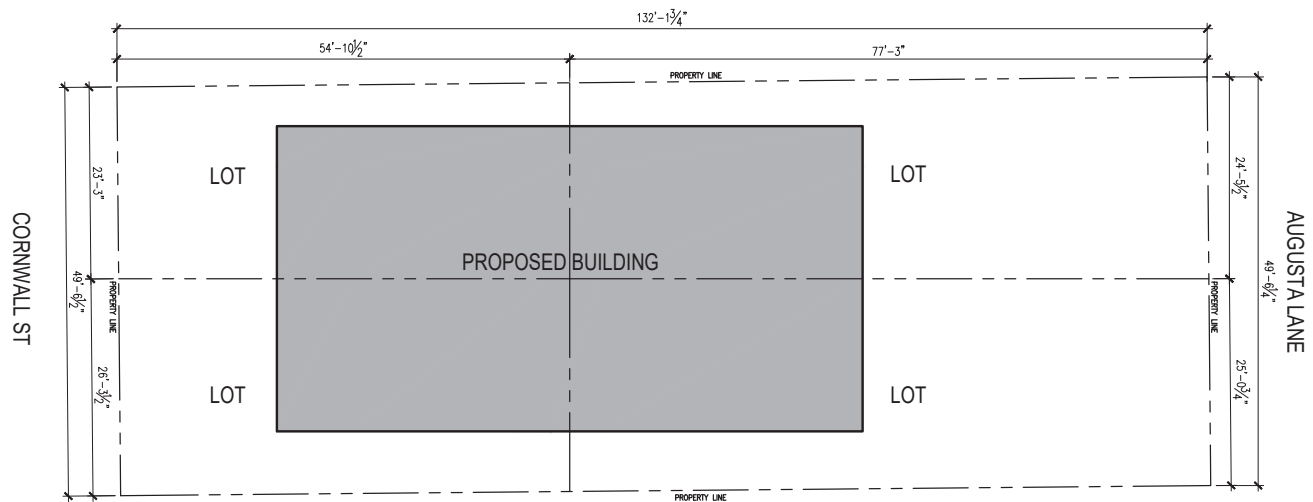
SHEET TITLE

SITE PLAN

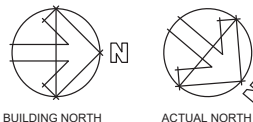
SCALE:	AS NOTED	SHEET NO.	A1.00
DRAWN BY:	JP	PROJECT NO.	
CHECKED BY:	RB	FILE: 21BA09	



1 SITE PLAN
A1.00 5/32"=1'-0"



2 KEY PLAN - LOT SUBDIVISION
A1.00 3/32"=1'-0"





1 SOUTH ELEVATION
A3.01 3/16"=1'-0"



2 EAST ELEVATION
A3.01 3/16"=1'-0"

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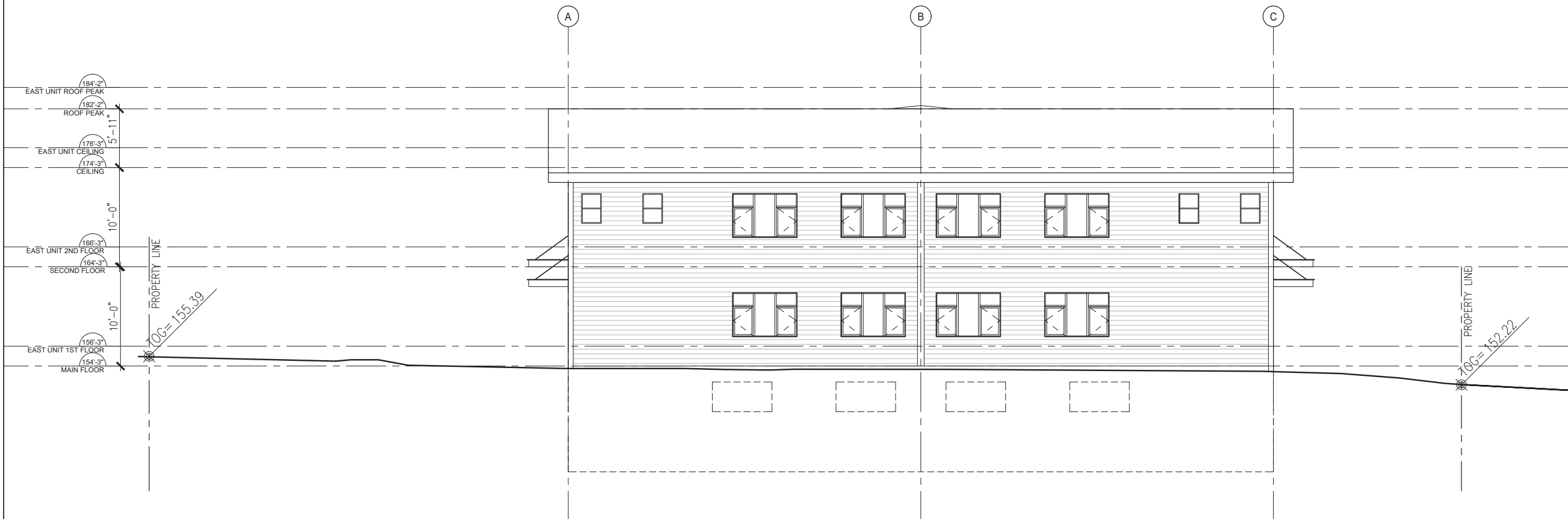
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SHEET TITLE
SOUTH & EAST
ELEVATIONS

SCALE: 3/16"=1'-0"	SHEET NO. A3.01
DRAWN BY: JP	PROJECT NO. FILE: 21BA09
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1 NORTH ELEVATION
A3.02 3/16"=1'-0"



2 WEST ELEVATION
A3.02 3/16"=1'-0"

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SHEET TITLE
NORTH & WEST
ELEVATIONS

SCALE: 3/16"=1'-0"	SHEET NO. A3.02
DRAWN BY: JP	PROJECT NO. FILE: 21BA09
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