

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,

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