

NORTH PARK NEIGHBOURHOOD ASSOCIATION (NPNA)

Minutes of Meeting for 945 Pembroke Street
Monday, March 26, 2018

PLACE OF MEETING

Meeting Room, Crystal Pool

PRESENT

NPNA Board Members

Pam Hartling, Land Use Committee Chair; Chris Fleming, President

Developers

Garde Colins and Malcolm Harman, Linhar Projects Ltd; Todd Doherty, ToddCo Properties

Guests

Irene Fischer, Bonnie Segger, Brett Robertson, Nick Sun, Jane Stormer, Henry Wong,
Andrew Kincaid, Monica Babic

CALL TO ORDER

Pam Hartling called the meeting to order at 7:01 p.m.

PROCESS

This is a community meeting for a development application at 945 Pembroke Street. The developer will present the proposed development, then the floor will be opened for questions and comments. After the meeting, the NPNA will forward minutes to the City, and the minutes will become part of the development application. Should they wish to proceed, the developer will continue to work with the City on development plans for this property. Any individual with particular opinions about the development proposal may send their own letters to the City. The minutes will also be sent to all NPNA members and guests who provided contact information.

PRESENTATION Garde Colins: 945 Pembroke Street; Linhar Projects Ltd

- The proposed project was explained, with overhead projections of site plans.
- The property is located on the edge of a higher-density area, consisting of two urban lots, double-sided.
- The lot will be subdivided, with two 6-unit buildings, three storeys, set into the ground.
- The plan is the same as used at 1146 Caledonia.
- The development is similar to the heritage restoration located at 306 Moss.
- Building A will be 9.76 metres high; Building B will be 9.41 metres high; these heights are a bit higher than single-family homes.

QUESTIONS AND COMMENTS

Pam Hartling opened the floor to discussion at approximately 7:15 p.m.

DISCUSSION SUMMARY

Zoning and subdividing

Zoning is for a duplex. The developer explained this project looks like a duplex, but it has higher density. The lot could be one, but people want smaller, more unique buildings.

Surrounding area and neighbourhood fit

In response to a guest's question about anything farther back, the developer referred to a property line and indicated an empty lot (100 by 128) two houses down from Vancouver and Pembroke streets. The developer commented that the units in Building A are about 1,600 square feet and in Building B about 1,630 square feet. A guest said, Why not call it what it is: low-rise apartments. The Strata model of governance was mentioned by the developer. The same guest added, There will be no control over what will happen; you might have two couples in one unit; you can't say it won't happen. The developer responded each owner would be responsible, and there is some control by Strata councils.

Number and size of units

The developer explained there are six suites: four bedrooms on the bottom level; three bedrooms on the main floor; two bedrooms on the top floor. A guest asked about the size of each unit. The developer responded they would be two-bedroom units. A board member asked about the total floor area. The developer reported as follows: 729 square feet and 714 square feet; both are two-bedroom units. In total, one is 5,758 square feet, for six units; and the other is 5,735 square feet, for six units.

Parking

There was concern the City was not requiring enough parking. One guest mentioned the Crystal Pool move. She lives at 933 Pembroke and said she has no parking. The developer mentioned people rarely have two cars. A board member asked how many spaces the City wanted the developer to have. The developer responded it was based on a ratio of 0.8 spaces to 1.0 unit. There will be 10 spaces; one for a car share vehicle is possible; the plan is wide open for whatever is wanted. Ten spaces in a row was changed to 10 spaces in a T shape, allowing for more green space. A guest asked, Why does the City want less space, when parking is such an issue? The developer pointed out residential parking on the south side of Pembroke. A guest said concerts and events take all the parking. The Save-On-Foods Memorial Centre parkade on Green Street was discussed. A board member mentioned it may be up for redevelopment, with parking likely included in the plan. Parking and The Bay was discussed. One guest commented that not many couples have one car; they have two. Another guest said that getting permits for units should be no problem. Another guest talked about a parking lot with a subdivision: eight units in each three-storey building; it brought in a presence of parking. A guest said the City is not being practical. There are more rental vehicles, but they still require parking. People are parking in front of my driveway. Lisa Helps wants a bike city; that's okay, I bike, but we have cars and old people. Electric charging stations are needed. Parking is the biggest issue. The developer reported there will be guest parking. When asked about bike parking, the developer explained there would be two 7-foot racks in each building.

Trees

The developer explained the plan to have trees in the back; they have had success in the past of relocating trees.

Heating

The developer explained the buildings would be electric-heated, with some perhaps being a mix of solar and water-recovery and (or) solar-collecting water heaters, not just baseboard heating, depending on the coding when the project gets under way. Step 4 was mentioned but corrected to Step 3. In summary, it would be electric, augmented by solar; the term “high-efficiency buildings” was used. The developer spoke about using an “Energy Audit”—minimum criteria. The process is brand new for the developer. A projection of a Main Level Floor Plan was used to help guests visualize the efficiency of shared walls.

Materials, blasting, and depth

The developer responded that concrete strip and pavers would be used, and that no gravel would be used. A guest asked if there would be any blasting. The developer said no. Another guest asked about depth. The developer reported as follows: a total of 3.5 feet down. A two-foot depth, with another 1.5 feet for plumbing.

Timeline and access to plans

In response to how long to finish the project, the developer responded, 10 months, typically—if construction, tradespeople aren’t too busy. One guest requested to see the plans, wanting to go over them with her neighbours. The developer mentioned copyright, that the plans belong to the architects, and that he can’t hand them out. The developers and NPNA offered to provide plans to her, once the application was made, by email or in person, or she could use “Development Tracker” online.

NPNA invitation

A board member invited guests who wanted to talk further to public meetings at 7:00 p.m. and to visit NPNA.ca for more information and the meeting schedule.

Positive feedback

A guest commented that the developers had done a great job on this project proposal, in particular in addressing the issue of high density. Another commented that this will clean up the area. Another spoke positively about consolidating in a subdivision scenario. Another said that this plan was impressive: giving everybody space, including green space. The developer commented that there’s more of a setback, thus more to work with.

ADJOURNMENT

The meeting adjourned at approximately 8:15 p.m.

Recorder: Sylvia Pollard