



November 18, 2019

Mayor and Council

Re: DPV00129, 1035 Joan Crescent

The Rockland Neighborhood Association Land Use Committee (RNA LUC) have a concern about DP00129 in that proposal suggests a co-joining of the semi-attached residents by main floor storage areas.

This is not a common roof as referenced in R1-A, 1.1.6, c. The RNA LUC has understood a “common roofline” is meant to be the main roofline of semi-adjacent homes and not a simplistic structure such as a garden or storage shed or any other type of utility enclosure with a roof.

The Governance and Priorities Committee Report of November 23, 2010 refers to; Para. 1 “Attached and semi attached being attached thru a common-roof structure. This would help ensure there is a structural connection between dwellings.” In the plans presented structural connection appears to be minimized.

Effort to retrieve the notes of the staff conversation leading to and clarifying this amendment have been unsuccessful. More research may be necessary to confirm the

Further, while the Roof Plan, Page 8, 1-A3.01 appears to show a co-joined roof line the architects drawing of Page 1 clearly shows the main roof line is not joined.

The RNA LUC requests that Planning and Land Use Committee clarify the issue of the common- roof structure.

Respectfully;

Bob June, co-chair
Land Use Committee
Rockland Neighborhood Association