CALUC Meeting Report: June 27th, 2019

Address: 1114 Rockland

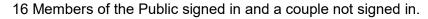
<u>Developer</u>: Magellan Holdings Ltd. (Conrad Nyren) (Gerald Hartwig)

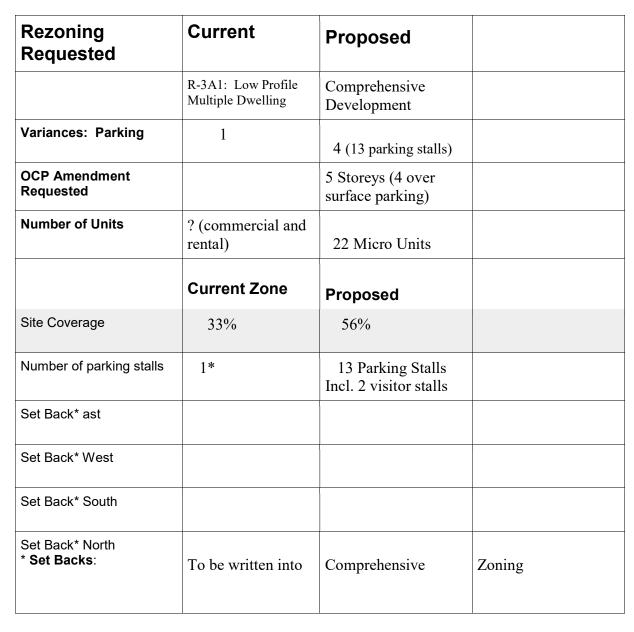
Architect: Praxis Architects Inc.

(Heather Spinney

CALUC Members: Alice J. Albert,

Robin Jones, David Wales, Don Monsour, Kevin White







	Actual Building	Proposed Building	
FSR (Floor Space Ratio)	2.1-3.5	1.86	
Height	3.5 storeys	5 storeys	

^{*} existing building derelict

Further Comments:

<u>Parking Access</u>: will be from Meares St. Privacy Gate

Bike Parking: two (2) per unit; maintenance unit; exterior bike parking

<u>Amenities Being Considered</u>: subsidized Transit Passes; car share membership

Below OCP allowance (6 storeys in OCP)

<u>Landscape:</u> additional boulevard trees; create habitat for pollinators; Community garden(s) on roof

<u>Possible Green initiatives</u>: ductless dryers; good insulation; if possible, capture water—'bio swale'; solar PV; high performance building materials; EV wiring for all parking stalls

Privacy to neighbours—E – W facing balconies; top floor set back; privacy screening

Neighbourhood Comments Feedback on development proposal:

Query: timeline for development—18 months approx. What communication will be provided? Necessary for neighbours/construction noise.

Height: Why five (5) storeys? A few opposed to the height—'no 6 storeys in immediate vicinity'; consider 4 storeys?

Geotechnical Study? Not yet done and will be undertaken. Questions about blasting and impact to dwellings around. Explained.

Current Building—demolished or salvageable? Most likely to be demolished. One comment: 'will be glad when it's gone.'

Size and Number of Units: 17 1-bedroom units and 5 2-bedroom units, about 400 and 600 sq ft respectively.

Air bnb units? No short term/transient resident: strata bye-laws—no air bnbs. Will be long term rentals. Zoned residential.

Three (3) bedroom units? None and does not address the lack of family housing.

Parking: there is never enough and always an issue and will be an issue with this development.

Hot Water/Heating: electric; common hot water and supplemented by solar voltaic panels.

Safety/Security: 'eyes on the street.' Gate to parking