

**CALUC Meeting Report:  
June 27th, 2019**

Address: 1114 Rockland

Developer: 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



16 Members of the Public signed in and a couple not signed in.

<b>Rezoning Requested</b>	<b>Current</b>	<b>Proposed</b>	
	R-3A1: Low Profile Multiple Dwelling	Comprehensive Development	
<b>Variances: Parking</b>	1	4 (13 parking stalls)	
<b>OCP Amendment Requested</b>		5 Storeys (4 over surface parking)	
<b>Number of Units</b>	? (commercial and rental)	22 Micro Units	
	<b>Current Zone</b>	<b>Proposed</b>	
Site Coverage	33%	56%	
Number of parking stalls	1*	13 Parking Stalls Incl. 2 visitor stalls	
Set Back* ast			
Set Back* West			
Set Back* South			
Set Back* North * <b>Set Backs:</b>	To be written into	Comprehensive	Zoning

	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:

Parking Access: will be from Meares St. Privacy Gate

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

Amenities Being Considered: subsidized Transit Passes; car share membership

Below OCP allowance (6 storeys in OCP)

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

Possible Green initiatives: 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