

## FGCA CALUC Meeting Report: Nov 8, 2018

Address: 515 Foul Bay

Developer : Alpha Project Developments  
LTD

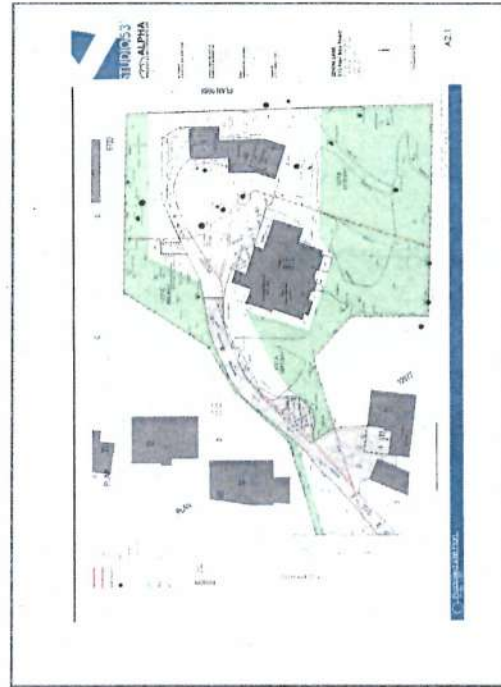
Fred Rohani

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Architect : Jesse Garlick, Studio 531.  
[jagrlick@studio531.com](mailto:jagrlick@studio531.com)

Attendance : 4 visitors. 2 from 615 Foul  
Bay, 2 renters from 515 Foul Bay

CALUC members attending :Joanne  
Thibault, Joanne Fox, Nick Humphries,  
Robin Jones, Susan Kainer, Don Monsour, David Wales, Kevin White



### Rezoning Requested

### Current

### Proposed

### Number of units

Site coverage

Open space

Parking

Total residential

R1-G Panhandle.

5 in mansion

4896.7 m squared

77.3%

2

R1-G Panhandle ( lot  
subdivision)

Lot A. 5 ( in existing Maclure  
mansion)

Lot B. 1 SF house

Lot C. Conservation area

Lot A. 1892.3. 18%

Lot B. 2118.5. 9%

Lot C. 885.9

Lot A. 66.7%

Lot B. 83.6%

Lot C. 67.1%

Lot A. 6

Lot B. 2

Lot C. 1

Floor area	600	Lot A. 600
		Lot B. 243
Storeys	3	Lot A. 3
		Lot B. 2

### **Project**

This is not a Development Permit but is a rezoning to 3 bare land subdivisions. McClure mansion 1905 will be retained as a 5 unit heritage conversion which requires the rezone. Those 5 units will be rentals for 10 yrs. One lot will be a Conservation area protecting trees and natural rock outcroppings and meadow on site and does not allow any additional structures. No blasting will occur except for utilities access.

To protect the existing trees an Arborist will be watching closely during construction.

### **Comments by neighbours**

2 these neighbours are impacted the most, but support this project because of the covenant placed on all the trees on the lot and natural landscape, this will preserve and protect the Gary Oak landscape of the property.

And also that the easterly property line will have reasonable set back of 7.5m (for new house) and 4m ( for the new garage).

1 neighbour. How wide is the covenant along her property line (north)?

Answer by Architect - did not know at this time but between 4-6m

How long will rentals in the MaClure mansion be?

Answer architect - 10 yrs.

1. When will the project begin and how long will it last?

Begin in 8-12 months and last about 6 months

### **Comments by CALUC**

What happens if trees are damaged as a result of construction even up to several years later. Blasting and grading can affect drainage around trees.

Answer - Architect did not know

What is the East property line setback near new garage. Answer. 4 m

What happens after the 10 rental agreement? Can the mansion be torn down?  
Answer. -No



## WAYSIDE HOUSE

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November 12, 2018

To: Fairfield Gonzales CALUC

As a neighbor, we would like to show our support for the development at 515 Foul Bay Road for the following reasons:

- 1) That after several concepts for 515 Foul Bay Road, the developer responded to the concerns by the neighbours and improved the project.
- 2) That the current proposal includes a covenant to protect in perpetuity the natural Garry Oak forest on the property.
- 3) That with only one new house instead of three the traffic and parking on their property will benefit the neighbourhood as no parking is allowed on the east side of Foul Bay Road.

Yours truly,

Office Manager & Management Team

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