

CALUC Meeting Report: June 27, 2022

Address: 1039 / 1043 Meares Street

Developer: Jawl Residential Ltd. &
Fort Properties Ltd.

Presenter: Elizabeth Jawl & Peter
Johannknecht

Architect: Cascadia Architects Inc.

Attendance: 12 (6 in-person & 6 online)



	Current	Proposed
Zone	R3-1	Site specific
Variances	N/A	N/A
OCP Amendment required?	No	No
Number of Units	0	50
	Current	Proposed
Site Coverage	20% (for 6 storeys)	73.5%
Number of parking stalls	47	22
Set Back East	<u>13.5 m</u>	1.85 m
Set Back West		0.5 m
Set Back South		3.21 m (Level 2 Deck) 9.63 m (Building Face Level 2-6)

Set Back North		1.95 m
	Actual Building	Proposed Building
FSR (Floor Space Ratio)	N/A	2.5:1
Height	N/A	6 storeys

The Community Land Use Committee (CALUC) facilitates dialogue between land use applicants and the community to identify concerns regarding land use applications which may influence the proposal and result in changes more appropriate to the neighbourhood. The CALUC encourages a respectful meeting environment allowing everyone the opportunity to speak and be heard. The meeting is about the proposal not about the applicant or others involved in the project. There is no decision by the CALUC to support or oppose an application made at, or after, community meetings. Community members are encouraged to share their views with City Council via email (mayorandcouncil@victoria.ca). If an application is submitted to the City, information can be obtained through the Development Tracker feature of the City's website. (<https://www.victoria.ca/EN/main/residents/planning-development/development-tracker.html>)

This site is currently a parking lot. Applicant is seeking to rezone and develop a six-storey 50-unit residential building.

Themes

Recent housing conversations have highlighted the need for three-bedroom units alongside smaller dwellings. Is this something that was considered in the development?

- Right now, the proposal features studio, one-, and two-bedroom units. As part of the pre-sale process, re-configuring units to allow for larger dwellings could be a possibility if that meets the buyer's needs.

How many parking stalls will be provided? Was there the opportunity to provide parking underground? How will the development address parking demand exceeding parking provision?

- A total of 22 parking stalls for the 50 proposed units, including 2 accessible stalls.
- Due to geotechnical concerns, providing underground parking would be challenging and would not allow for more parking, in practice.
- The proposal aligns with City of Victoria policies to encourage modal shift and reduce reliance on single-occupancy vehicles.

What are the conditions of the Modo membership?

- Memberships would come with every home and will be tied to the unit for a period of 3 years. This could be improved in collaboration with Modo.

How does the proposal address environmental sustainability design, including through the building's heating and cooling systems and organic waste collection?

- The building will be Energy Step Code 3; however, it is early in the process to be able to clearly identify what types of heating and cooling systems will be in the structure.
- Power will hopefully be largely from renewable sources dependent on the ability of BC Hydro to meet demand in the grid.
- Electric vehicle chargers will be provided for each parking stall at no extra cost to the purchaser.
- The building itself is proposed to be a timber frame structure over a concrete podium.
- There will be a dedicated waste collection on the ground floor that is accessible from the lobby and will have organic waste bins.