

SEP 23 2016

Planning & Development Department
Development Services Division**NOTES FROM CALUC MEETING TO DISCUSS 750 PEMBERTON ROAD**7:30 pm, 25th August, 2016, Fairfield Community Centre

Bob June (Chair, Rockland Neighbourhood Association Land Use Committee) welcomed those present and thanked them for coming. He briefly explained the process that the proposals have to go through, including this CALUC (Community) meeting which is required for all re-zoning applications. The LUC acts as a facilitator for this meeting at which the proponent presents the proposals to get local input before submitting the formal application to the City. The proposal will then go to the City's Committee of the Whole for consideration, and finally to the City Council for approval at which time there will be a Public Hearing for further local comment. In the meantime, the public can contact the Planning Department, local councillors, the developer or the RNA for further information.

Melanie Smith (owner/developer) introduced co-owners of the property, Cory and Ashley Sanga. She explained that the consideration of development on the property at 750 Pemberton had been a long process, having started in May 2015. The *initial proposal* was to retain the heritage building and add five housing units in the grounds. This had been discussed with the RNA and, as a result of some concerns about density/design, etc., a *second proposal* had been prepared and submitted to the city which avoided the need for re-zoning as the new development would be attached to the existing property at the back. This second proposal is still with the City but, having discussed it with the RNA and Pam Madoff, it has been placed on "hold". A *third proposal*, the one now being presented at the meeting, has been prepared and this seems to the owners to be preferable to both of the earlier proposals. This one does require re-zoning, and hence the need for this meeting. Melanie emphasized that the owners do respect the local community. She introduced two members of the design team from Praxis, Bob Rocheleau, who has worked in the heritage sector, and Theunis (last name?). She described the site, showing the plans, and noted that the heritage designated house would remain as it is, with eight rental suites. The carriage house would also be retained but improved and divided into two units, and heritage designation would be sought for that building. The proposal is to add three single-family dwellings in the grounds, one north of the heritage house, one south-west of it, and one south of it. This plan enables the retention of the Garry Oaks near Pemberton Road; the current parking area would be retained; and part of the "meadow" would be retained and protected through a covenant. All the new buildings would be less than 7.5m in height, and would be built in a style that is compatible with the neighbourhood.

QUESTIONS/COMMENTS/ANSWERS:

Peter Martin (951 Joan Crescent):

Q: May we have some plans of the proposals to take away and look at later?

A: Yes, contact Melanie Smith and she will provide them.

Shirley Mitrou (696 Joan Crescent)

Q: Our property backs on to 750 Pemberton, and we are concerned about the loss of trees and greenery, and hence loss of privacy.

A: Melanie said that some pruning had been done and there are some trees that are not in good health, and she will be obtaining the services of an arborist to look at these. But she noted that the set-backs of the proposed new buildings do meet the requirements, and she is just as keen for privacy to be preserved between this house and the Joan Crescent homes.

Gloria Back (1005 Joan Crescent):

Q: Gloria echoes Shirley's comments above. Her home faces the Coach House, and she would like further details of the changes proposed for the Coach House, including its conversion to two units, its windows at the back, and the parking. There are also problems with the exhaust from the Coach House.

A: The Coach House is about 100 years old, and is very close to the boundary, but it was there before the Joan Crescent homes. The windows at the back cannot be changed because the house was built the way it was, but we will try to address the exhaust problem.

Joan Mason (777 Pemberton Road):

Q: Will the Coach House remain as a rental property?

A: Yes.

Ian Back (?) (1005 Joan Crescent)

Q: Where will the garbage trucks go? We're concerned about the noise from them.

A: The garbage and recycling bins will probably remain where they are now.

Q: Will there be changes to the driveway?

A: It will be widened to meet new requirements.

Catherine Chard (820 Pemberton Road):

Q: I'm concerned about where the parking will be as my dogs bark at people coming and going, and then others complain about the barking.

A: The parking will remain where it is at present.

Larry Mason (777 Pemberton Road):

Q: What will be the setback for Unit 1?

A: 10.5 metres.

Chantal Brodeur (13-949 Pemberton Road)

Q: Will you be significantly increasing the density on this site?

A: Yes, we are applying for an increase in density. In fact the new houses will meet the 835 sq.m. requirement, but overall the site will not comply with the requirements because of the rental units in the heritage house and the Coach House.

Ian Back (1005 Joan Crescent):

Q: Is the south end of the Coach House currently being used for storage?

A: Yes, but this there will be no storage area after conversion.

Gloria Back (1005 Joan Crescent):

Q: The zoning in the neighbourhood is mostly R1-A, and the property at 750 Pemberton is already over density because of the rental suites. Now you want to increase it and double the density?

A: The re-zoning bylaw was amended in January, and the fact that it changed pushed us over the density requirement. If the heritage house reverted to being a single-family home that would solve the problem, but we do not want to evict the tenants, especially at a time of acute rental housing shortage.

At Bob June's request, Leanne Taylor from the City Planning Department, explained that the Amendment to the R1-A zone made in October 2015, was a correction to the previous bylaw which had been sloppily written and had caused some confusion. This was really a clarification.

Judi Trost (Coach House, 750 Pemberton):

Q: Is the application for five townhouses (the second proposal) still with the City?

A: It is still with the City, but is on "hold" because we prefer the proposal (the third) that we are now presenting. This proposal leaves more green space, and protects the meadow in perpetuity. We want to own and maintain the heritage building. We think that this is the proposal that best addresses the neighbourhood concerns.

Chantal Brodeur (13-949 Pemberton Road):

Q: Will the three single-family houses be part of a strata?

A: The heritage house and carriage house will be fee simple.
The Unit 1 house will be a fee simple lot, but with access from the driveway.
Units 2 and 3 will be strata lots.
There will be a covenant on the meadow.

Ana Maria Garcia (8-750 Pemberton Road):

Q: When will the tenants know what is going to happen. Will they have the use of the meadow?

A: We do not know how long the process will take and it depends on the outcome of the application. Tenants will no longer have use of the meadow, but they do have other green areas.

Larry Mason (777 Pemberton Road):

Q: Will there be guest parking on the site? There is already a lot of parking on Pemberton Road.

A: No guest parking will be provided on the property. The new units will have one garage each, and driveway parking for their guests. The City policy is to try to get away from two car garages. Parking is not going to be an issue.

Catherine Chard (820 Pemberton Road):

Comment: There is already too much parking on Pemberton, and more traffic.

Leanne Taylor (City Planning Department):

The City has to look at design guidelines and policies concerning parking. It has to look at the big picture – both the site and the site context, looking at hard surface vs. green space. It might recommend having a design covenant on the title.

Graig Mitrou (969 Joan Crescent):

Q: Has this proposal been submitted to the City?

A: No, this proposal has not been submitted. Another proposal is “on ice” with the City.

(Don't know who asked this – does anyone remember?)

Q: What sort of quality will the new houses be?

A: They will have a high-end finish, and will be about 2,400 sq. ft. with no basements.

Doris Schuh (744 Pemberton Road):

Q: Where will the garbage bins be located?

A: For the heritage house, they will be in same place as they are now. The private homes will have their own pick-up (but we assume they would use the same company).

Q: What type of heating will be used?

A: In-floor radiant heating. There will be underground power lines.

Ana Maria Garcia (8-750 Pemberton Road)

Q: Will the tenants be able to use the gardens at the back?

A: Yes

Janet Simpson (RNA; 1336 Richardson Street)

Q: I'm concerned about the view from Pemberton Road. Couldn't Unit 3 be moved further south so it wouldn't be so visible?

A: You won't be able to see the house from the road. We could push it further south, but that would take away from the meadow behind it.

Q: The heritage house and the meadow are extremely important to the neighbourhood; because of this the Heritage Committee should review the proposal.

A: (**Leanne Taylor**, Planning Dept.) We would have to look into this and get back to you.

Ana Maria Garcia (8-750 Pemberton Road)

Q: Would Melanie be able to help re-house us in her other properties if we have to move?

A: Melanie would like to be able to help re-house tenants if necessary, but doesn't have vacancies in her other properties.

Gloria Back (1005 Joan Crescent)

Q: The parking at 750 Pemberton is very visible from our property as there is no landscaping around it. We would like it to be hidden by some landscaping.

A: We don't want to take anything away from the garden by adding hedges, etc. We can discuss this later.

SEP 23 2016

Planning & Development Department
Development Services Division**NEIGHBOUR FEEDBACK FORM**

This form was developed by the land use committee of the Rockland Neighbourhood Association. When a development proposal requires rezoning, the applicant is advised to consult with the immediate neighbours so that their concerns can be considered. Please read this form carefully, checking the statements with which you are in agreement, and signing the bottom to indicate that you have been informed about this development proposal. You are encouraged to provide comments; however, your ultimate position need not be declared until after the community meeting. That would be the time to write a letter to Mayor and Council, if you so chose.

- ☒ I have reviewed in full the proposal and plans for the development at 750 Pemberton Rd.
- ☒ I am aware of both the existing zoning and proposed zoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides
- ☐ I have been informed that there is no blasting or tree removal proposed.
- Or
- ☒ A proposal for blasting or tree removal has been explained to me.
- ☒ The proposed landscaping for our common property line is acceptable to me.
- ☒ The proponent's explanation addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

- ☒ I support the concept being proposed at this time.
- ☐ I do not have an opinion at this time.
- ☐ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): [Signature]

Date: Thurs, Aug 5 Address of the owner(s): 750-7 Pemberton Rd.

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland

Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.