

FGCA CALUC Meeting Report: Nov 8, 2018

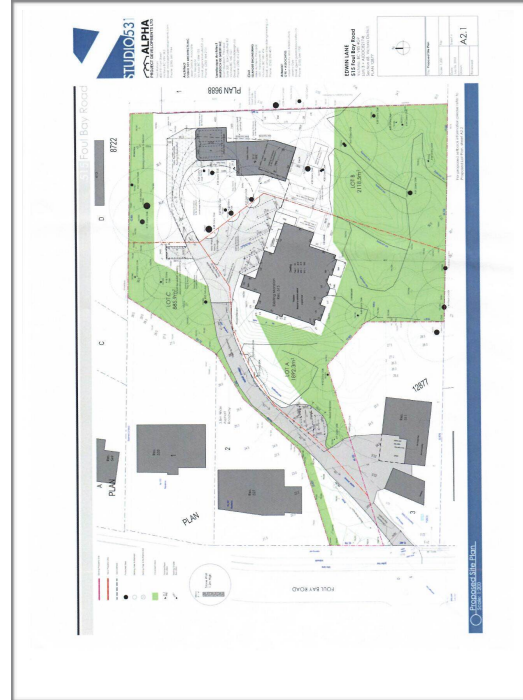
Address: 515 Foul Bay

Developer : Alpha Project Developments LTD
Fred Rohani
info@alphadevelopments.com

Architect : Jesse Garlick, Studio 531.
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
	R1-G Panhandle.	R1-G Panhandle (lot subdivision)
Number of units	5 in mansion	Lot A. 5 (in existing Maclure mansion) Lot B. 1 SF house
Site coverage	4896.7 m squared	Lot C. Conservation area Lot A. 1892.3. 18% Lot B. 2118.5. 9% Lot C. 885.9
Open space	77.3%	Lot A. 66.7% Lot B. 83.6% Lot C. 67.1%
Parking	2	Lot A. 6 Lot B. 2 Lot C. 1
Total residential		

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



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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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