

**CALUC Meeting Report:  
May 30<sup>th</sup>, 2019**

Address: 1171 Rockland

Developer: Lisa French and  
Mikal Baker  
Architect: Keay Architecture



Attendance: Alice J. Albert,  
Robin Jones, Nic Humphreys, David Wales, Joanna Fox, Don Monsour,  
Michael Hirst  
ONE Member of the Public

<b>Rezoning Requested</b>	<b>Current</b>	<b>Proposed</b>	
Site Specific	R3-1 (Zoned for 12 Housekeeping Rooms)	Site Specific	
<b>Variances: Parking</b>			
	1	1	
<b>OCP Amendment Requested</b>		NONE	
<b>Number of Units</b>			
	8	8	
	<b>Current Zone</b>	<b>Proposed</b>	
Site Coverage	.42	.42	
Number of parking stalls	1	1	
Set Back East		No Change	
Set Back West		No Change	
Set Back South		No Change	
Set Back North		No Change	
	<b>Actual Building</b>	<b>Proposed Building</b>	

FSR (Floor Space Ratio)	1.02	1.02	1.02 (no change)
Height	No Change	No change	No change

**Further Comments:**

**The current owners are wanting to update the existing apartments including electrical, (current knob-and-tube wiring) firewalls, sound proofing etc. Keay architecture is designing the renovations. The “Heritage” building was purchased by the current owners who were unaware that the conversion from 12 light-housekeeping units to 8 rental units was undertaken without the proper permits. Their zoning request is to have the building designated “legal non-conforming” to enable safety updates to be performed with the proper permits. The building is currently zoned for 12 light house keeping units. The variance that is being requested is to keep the current 1 parking stall (*that is all that has ever been provided at this site*). The renovations would include the building of 8 covered bike stalls and an additional 6 outdoor stalls.**

**Neighbourhood Comments Feedback on development proposal:**

**There was only 1 comment from the community member present and that was in full support of the project.  
The architect has 10 letters of support from the neighbours.**