

# CALUC Meeting Report: February 25, 2021

1114 McClure

**Applicant:** Keith Tetlow, KILO Architecture Inc.  
**Attendance:** Community 2 (approx.); CALUC 6;



## Project Summary

The property is located near the McClure Street and Cook Street intersection. The designers have attempted to integrate the proposed 6-plex construction within the existing designs on the street and focus on the best parts of the residential development found in the Fairfield area. The proposed development took the concept of building a manor house and then designed a conversion around that. The height of the building is consistent with the heights of surrounding buildings. The proposed building also takes up less footprint than the existing house. It has the same front setback and is half a metre lower than the neighbouring house. There are two three-bedroom units at approximately 1500 square feet on the top floor and four two-bedroom units, two at 1250 square feet on the main floor and the lower two at 1036 square feet. Three-bedroom units addresses the missing middle issue. One parking space per unit is being proposed, although a resident may have an ability to convert their spot to raised bed gardens in the future. The design also includes a bicycle parking and maintenance area and EV charging station. The landscaping is drought resistant and driveway/parking paving is permeable.

PROJECT ZONING INFORMATION			
Site Address:	1114 McClure Street		
Legal Description:	Lot 7, Plan VIP758, Victoria Land District, Fairfield Farm Estate PID 008-653-291		
Site Area:	670.95 m2 (7,222 SF)		
	<b>Current Zoning:</b>	<b>Proposed Zoning:</b>	
Zoning:	R1-B Single Family	<i>Site Specific Rezone</i>	
Above Ground Floor Area:	280.0 m2 ( 3,014 SF)	<b>480.11 m2 (5,167.85 SF)</b>	
Basement Floor Area:	420. 0 m2 (4,520 SF)	<b>182.68 m2 (1,966.36 SF)</b>	
Total Floor Area ( including Basement)	N/A	<b>662.79 m2 (7,134.21 SF)</b>	
Open Site Space:	N/A	<b>22.94%</b>	
Site Coverage:	40%	<b>33.55%</b>	
Floor Space Ratio:	N/A	<b>FSR = .716</b>	
Number of Storeys / Height:	Basement + 2 Storeys / 7.6m	<b>2 1/2 Storeys / 10.02m (32.873')</b>	
Front Yard Setback:	7.50 m (24.6')	<b>5.26m (17'-3")</b> front yard average of adjacent properties	
Rear Yard Setback:	9.14 m (30.0')	<b>13.20m (43.31')</b>	
Side Yard Setbacks:	1.5m / 3.0m (4.5m combined)	<b>1.52m ( 5'-0")</b> west - <b>3.25m (10'-8")</b> east	
Parking:	Resident:	2 spaces	<b>6 spaces</b>
	Visitor:	N/A	<b>N/A</b>
Bicycle Parking:	Long Term:	N/A	<b>12 secured spaces</b>
	Short Term:	N/A	<b>2 spaces</b>
Total Number of Residential Units:	Six - ground oriented units		
	<b>Number of Bedrooms / each</b>	<b>Unit Floor Areas / each</b>	
	<b>2 Lower Floor Units</b>	<b>2</b>	<b>95.55 m2</b> ( 1,028.46 SF)
	<b>2 Main Floor Units</b>	<b>2</b>	<b>116.64 m2</b> ( 1,255.55 SF)
	<b>2 Upper Floor Units</b>	<b>3</b>	<b>146.16 m2</b> ( 1,573.29 SF)
<b>Total Residential Floor Area: ( not including Bicycle Storage or Outside Patios)</b>		<b>716.73 m2</b> ( 7,715 SF)	

## Community Discussion

The following is a summary of the questions and statements from participants during the meeting. FGICALUC does not verify the accuracy or fact-check statements.

**Q: What is the square footage of the basement suites?** **A:** Lower-level suites are 1,036 square feet, middle units are approximately 1,200 square feet and upper suites are approximately 1,500 square feet.

**Q: Giving the condo owners the choice of how to use the parking spot could backfire if the owner chooses to use the parking spot for a garden but then use the street for parking. Given the city requirements, how do you get around that?** **A:** The City is not concerned about parking. The City was OK with 4 spots if that would create more green space.

**Q: Are the lower suites on the same level? Are they accessible?** **A:** The lower suites are all on the same level below grade. A lift could potentially be installed to make them wheelchair accessible, but that is not currently under consideration.

**Q: Why not raise the building up a little bit to give more light to the lower levels and make them more accessible?** **A:** The building could end up feeling too large. The City bylaws are also driving the design.

**Q: Will each stall be electrified for car charging?** **A:** Requirements is for 1 EV charger per building. There will be a single charging station. **Follow Up Question: Is it possible to rough in wiring to have each stall have a charger?** Yes, but it would be very expensive to put in electrical service from BC Hydro to be able to supply six operating EV chargers simultaneously.

**Q: Will you consider heat pumps?** **A:** The project is in the initial design stage and heat pump(s) are being considered vs electric baseboard heating.