

Summary and Minutes  
of the Community Land Use Meeting  
Wednesday Aug. 2, 2018, 7pm

RE: 919 and 923 Caledonia, Redevelopment Proposal

**Mayor, Council and City Staff**

Please find attached a summary of the Community Land Use Meeting regarding the redevelopment proposal for the old house and vacant lot on Caledonia Street.

**SUMMARY**

About 30 people were in attendance; most were North Park residents and business owners.

Attendees responded favourably to the “front half” or “street-facing” part of the development concept, namely the restoration of the old house and the building of a second small house. Many indicated their appreciation for how this would create the effect of 4 or 5 old-like houses in a row on this section of Caledonia – essentially restoring the look/feel of the street. Comparison was made to the Fernwood side of Caledonia where the look/feel has been maintained for the whole length of the street.

Conversely, attendees did **not** seem to like the design and scale of the back portion of the development.

- Some felt it was a mistake to try to make a dense, 4-story building look like a heritage building
- Some questioned the density of the project as a whole and wondered if there is a need for this many one-bedroom market-rent apartments
- Some felt it wasn't fair to take advantage of neighbouring airspace to the benefit of the 4-story building dwellers
- Some wondered why the developer wouldn't simply put four houses in the two lots (two at the front and two at the back).

Submitted by

Jenny Farkas, Acting President

Minute taker: Mel Groves

## MINUTES

### PROPONENT

- Anup Grewal, Novus Properties

### ARCHITECT:

- Peter Hardcastle, Hillel Architecture

### ATTENDANCE

- About 30 people were in attendance; most were North Park residents and business owners.
- Councillor Loveday was also present.

### OPENING REMARKS

- The proposal calls for the relocation and heritage restoration of the house currently at 919 Caledonia, plus the construction of a new single-family dwelling beside it and a multi-unit complex in the rear lot.
- The house at 919 Caledonia is a sister building to the sensitively restored heritage home at 925 Caledonia. We will relocate it to 923 Caledonia and restore it to a similar standard with two suites within it. We will seek heritage designation.
- Next door facing Caledonia Street we will build a new single-family dwelling that will be a smaller, contemporary version of the heritage homes, creating a row of three. The new dwelling will be a 2- bedroom/ 2 -bath unit, using similar materials and colours to the heritage home next door.
- A landscaped walkway will lead to a new 4-storey multi-family dwelling behind the heritage houses. It will match the scale of the single-family dwellings due to sloping rooflines.
- A privacy screen consisting of a new fence plus landscaping will be provided between the project and its neighbour at 929 Caledonia.
- The multi-family dwelling will include 4 units per floor, for a total of 16 units and 10,000 square feet. There will be 3 two-bedroom units (61 sm/760.sf) and 15 one-bedroom units (50 sm/540sf).
- There will be a common greenspace on the property, a landscaped area for the birds and bees as well as underground parking, bike parking and an area to charge scooters.

### QUESTION PERIOD

#### **Is there a parking variance for this proposal?**

No, a parking variance is not required.

#### **Will you save the very old rosebush that is at the rear of the property?**

The current cedar hedge will need to be removed during construction. If it's possible to transplant existing plants we will look at doing that.

**How high is the proposed fence? We are neighbours at 929 and it looks as though we'll have several units and balconies looking down at us. We'll have no privacy.**

It will probably be 5 or 6 feet high. We are happy to work with neighbours on a relandscaping plan. Planting fast growing trees is one possibility for restoring privacy in a relatively short time.

**Is a rezoning required?**

Yes, the property is currently R2 zoned. It would require variances to be rezoned to R73, which is a special infill zoning. The permitted height for the R73 zone is 13.84 instead of 13.2 for R2. The rear yard setback is 3 metres for R73 instead of 4.8 metres for R2.

**Chair's note:** Some parts of the North Park Local Area Plan are impacted and overlapped by the Downtown Core Area Plan, which permits higher density. Ideally, the contradictions between the plans would be worked out in advance of proceeding with proposals in overlapping zones.

**Will the hard landscaping be permeable? What is the site coverage?**

58% site coverage. Yes, there will be permeable paving.

**Will there be any affordable housing units? Multiple concerns were raised re the absence of affordable rental units.**

The proposal is to create 19 new rental units total, and they are intended to be 20-year rentals. It's possible there may be one or two below-market rentals.

**The design has improved since the last iteration we saw. However, the density is too much for the lot. From our house we'll be looking at 8 to 10 balconies. It's out of balance and an intrusion into our back yard. Has a light and shadow study been done?**

No, this is still to be done.

**It seems that a 4-storey building will actually be much higher than the rendering shows. It seems unbelievable that a 4-storey building will only be that much higher than the houses on the street front.**

We've used sloping roof lines to mimic the lines of the heritage houses on Caledonia.

## **COMMENTS**

- I'd prefer this if it mimicked the multi-family dwelling behind 930 North Park St. This looks out of scale compared to the heritage homes.
- From 947 Caledonia it will impact our privacy and view.