

## Rockland Land Use Neighborhood Update

### **Pamela Madoff:**

Great news: Pamela has agreed to maintain her relationship with the Rockland Land Use Committee. She will provide an excellent source of information as we work to maintain the look and feel of our neighborhood.

### **1224 -1226 Richardson Street Rezoning Proposal:**

On Wednesday, December 5<sup>th</sup>.he RNA LUC met with Gene Miller, Tim Semp and Dan Pringle for a preliminary discussion about a proposal to build two large home styled condos at 1224/26 Richardson. This is the deep open lot that runs parallel to Linden from Richardson to Rockland.

They are currently proposing to follow the existing R1-B zoning guide lines, but to increase the number of units substantially to 24 units, 18 one bedroom of approximately 550 sq. ft and 6 two bedrooms of approximately 650 sq. ft. That would include a height of 7.6 meters and standard setbacks. 15 parking units are proposed. The goal, apparently, for these to be “affordable.” and provide starter homes.

The lane running between Richardson and Rockland offers City access for 120 ft. off Richardson. The balance of the lane is owned by the Linden Street residents with an official easement for them to access their rear yard garages.

The current home on the site is of 1910 vintage. It may be moved or deconstructed. The owners expressed interest in dealing with it in an ecologically sensitive way. You will probably have noticed there are no significant trees on the lot.

The next step is for them to have discussions with the immediate neighbors in preparation to returning to the LUC with substantially completed plans which hopefully allow us to move on to the Official CALUC Community Meeting with formal notice to neighbors within 100 meters of the site.

### **Inclusionary Housing and Density Bonus Policy**

The city is finally about to undertake formal consultation with representatives of CALUC’s, Housing Providers, Rental Housing Users and the Development community over the recent proposal to have ALL new development have a rental unit component. Ian Sutherland of the Downtown Neighborhood Association and Caroling Gisborne, previously of the Burnside/Gorge CALUC (which had its Local Area Plan initiated) have been nominated to be the CALUC representatives on the committee.

You may have read or heard some of the press around this topic which has renewed vigor after the recent municipal election where several ran on the policy of affordable rental housing. They now appear to have the majority on council and we can expect far more aggressive action in both providing rental housing and, I suspect, greater density across the city both on thoroughfares and throughout neighborhoods.

## **Heritage Conservation Area's**

The city recently hired a additional Heritage Planner, John ORielly, who has been tasked in part with coming up with a simplified process to becoming recognized Heritage Conservation Area's. The goal is to keep the process home owner friendly, minimizing impact to homeowners but allowing neighborhoods or area's to continue to reflect their current look and feel. I understand there will be a community consultation period as this process is developed. An early view of the concept by the Land Use chairs across the city was well received and of minimal negative impact on property rights. However the devil is in the details.

### **Early Neighborhood Consultation for Major Rezoning**

Following 1201 Fort Street and other contentious rezoning applications there has been some preliminary discussion of how to engage the neighbors with city planning and the developer at a very early stage so that major rezoning move forward with the city being well aware of neighborhood concerns from the start of a proposal. This is being discussed in the format of an early meeting or meetings with proper facilitation so that all parties have an opportunity to speak to the issue before plans are solidified.