

## **FGCA CALUC community meeting summary of 457-459 Kipling St. development**

**Meeting held at Fairfield Place Nov. 23, 2017 at 7pm**

**CALUC Comittee members participating: Don Monsour, Susan Kainer, David Wales, Alice Albert, Kevin Warren, meeting chaired by Andrew Brownwright CALUC Vice-chair.**

**Presenting were Daniel Carey and Genevieve Fulton, owners of the duplex**

**es.The Proposal The owners of both halves of the duplex propose to renovate the building and to strata title the duplex which requires a zoning change from R1-B to R-2**

After circulating copies of their plans to the participating neighbours and the CALUC panel the owners briefly outlined the purpose and substance of the project. Currently, renovations are underway at 459 Kipling and the proposal would be to continue on with updating both units to reflect both the traditional appearance and neighborhood use. The Floor was then opened for questions.

The variances for setbacks requested are for the building that is already there and there is no increase to the building mass or footprint, nor will the building be moved.

Variances would allow for parking on site and increased interior floor space would be released from the former inside parking spaces.

One of the neighbours asked about the strata change as it would likely remove the affordable rentability use. Both owners were wishing to continue living in the units and to raise their young families. The neighbour sympathised and there was agreement that the children were most welcome.

The concensus was that there were no objections to the proposal as stated.

Andrew Brownwright

Vice Chair, CALUC