

1400 Fairfield, 349/351 Kipling

CALUC Community Meeting May 3, 2019

Developer: Bart Johnson - Breia Holdings Ltd.
 Architect: Sebastien Garon Architecture + Design
 Attending: 55 community (approx.); 6 CALUC; 3 applicant

Project Summary

	Existing Condition	Current Zone (R1B)	Proposed (Site Specific)
	<u>1400 Fairfield Rd</u> 57 x 120 ft, 6840 sq ft R1B - Single family house <u>349/351 Kipling St</u> 57 x 120 ft, 6840 sq ft R1B - Non-conforming duplex		Eight 2.5 story townhomes, 3-4 bed, 1811 – 2418 sq ft. Two fronting Fairfield Rd & six fronting Kipling St.
Site Coverage		40%	50%
FSR	0.31 (combined)	0.47	0.9
Number of Stories	1 (Fairfield) 1 (Kipling)	2	2.5
Height		24.93 ft / 7.6 m	36 ft / 11m (Fairfield) 36 ft / 11 m (Kipling)
Parking			8 + 1 guest + 1 carshare
Setback Fairfield Rd	7.58 m	7.5 m	5.7 m
Setback Kipling St	8.38 m (Fairfield) 2.59 m (Kipling)	1.5 m (side)	1.5 m
Setback Thurlow Rd	8.43 m	7.5 m (front)	6.5 m
Setback Rear (SE)	2.82 m (Fairfield) 3.96 m (Kipling)	1.5 m (side)	5 m

Community Feedback

Approximately 55 community members attended, and 35 speakers addressed questions and comments to the applicant.

Themes

Height and Massing

The most frequently raised concern (20 speakers) was the 36’ height and massing.

- Three stories stretching half a block will have significant impact, especially adjacent single-family homes.
- Neighbours will be heavily shaded in the evening; shadow study only until 3pm is unacceptable.
- Heights and density considered along the Fairfield Rd corridor are inappropriate for 349/351 Kipling (Kipling & Thurlow)

Doesn't Fit Neighbourhood Character

Approximately 14 speakers raised concerns, many very strongly felt. Many spoke generally; specific concerns were also raised:

- Rhythm and block pattern isn't respected on Thurlow/Kipling – monolithic block of six townhomes, uniform 36' height.
- No transition to neighbouring single family bungalows on Thurlow Rd
- Out of scale, character

Density

Nine speakers specifically raised density. Opinions were split with some in favour of the proposed density, some strongly opposed, and some in favour of increased density but less than the level proposed.

Specifics

Consider Smaller Units

Large 4BD units could be reduced and still accommodate families, offer better affordability, reduce building size.

Driveway Along Property Line Dominates

Through-drive along SE property line negatively impacts neighbours – traffic noise, loss of greenspace.

Exterior Lighting & Air Conditioner Noise

Consider impact of driveway lighting and exterior building lighting on neighbours. Minimal lighting preferred. Consider noise impact of 8 A/C units in rear.

Exterior Color (Black)

Extensive use of black/charcoal doesn't fit with neighbourhood, dark and imposing.

Greenspace & Trees

General concern for loss of greenspace (50% coverage, rear is entirely paved). Loss of 9 trees, only three substantial replacement trees proposed.

Traffic

Neighbourhood desire for traffic calming on Thurlow/Kipling due to high existing volumes of traffic. Applicant indicated they could champion cause with the city.

Further Comments + Questions

- Consider benches with phone chargers built in
- Supports density for moral + environmental reasons – affordability and climate change
- Q: Will they be luxury? A: Townhomes far more affordable than single family
- Q: Rental assistance package? A: Four months rent, moving assistance – aligns with city policy
- Q: Anything prohibiting rental of units? A: Nothing considered
- Doesn't follow city design guidelines for attached development; too many units for skinny lot.
- Very limited/no private outdoor space.
- Break up block into smaller buildings

- Q: Are rooftop gardens proposed? A: No, just balconies facing the park.
- Q: What is the construction timeline? A: Hoping about one year.