

CALUC Meeting Report:

DATE: Nov 22, 2021

Address: 1400 Fairfield Rd/ 349 & 351 Kipling Street

Developer: Breia Holdings Ltd

Presenter: Bart Johnson

Architect: Sebastien Garon Architecture + Design

CALUC Attendees: Julie Edney, Joanna Fox, Owen

Seiffert, Ashley Fernandes, Don Monsour, Dave

Thompson, Michael Hirsch



Community Attendance: 22

Rezoning Requested	Current	Proposed
Zoning	R1-B	Site Specific Zone
Use	Single family dwelling, duplex dwelling	Attached Dwellings - two townhouse clusters
Variances	Non-conforming duplex	Visitor parking (1 stall instead of 2)
OCP		Amendment not required.
Number of Units	3	9 townhomes
Site Coverage	Not indicated	25.5%
Number of Parking Stalls	Not indicated	9 resident stalls + 1 visitor stall
Setback - East (front)	7.5m	4.8m
Setback - West (rear)	7.5m	4.65m
Setback - South (side)	1.5m	1.66m
Setback - North (side)	3.5m	1.67m - building 0.85m - to steps
FSR (Floor Space Ratio)	Not indicated	0.91 - Total 0.85 - Block 1 0.99 - Block 2

The Community Land Use Committee (CALUC) facilitates dialogue between land use applicants and the community to identify concerns regarding land use applications which may influence the proposal and result in changes more appropriate to the neighbourhood. The CALUC encourages a respectful meeting environment allowing everyone the opportunity to speak and be heard. The meeting is about the proposal, not about the applicant or others involved in the project. There is no decision by the CALU to support or oppose an application made at, or after, community meetings. Community Members are encouraged to share their views with City Council via email (mayorandcouncil@victoria.ca). If an application is submitted to the City, information can be obtained through the Development Tracker feature of the City's website. (<https://www.victoria.ca/EN/main/residents/planning-development/development-tracker.html>)

Themes

- Parking/Traffic
- Height/shadow
- Privacy
- Noise (HRVs)
- Tree retention
- Affordability

Discussion

- Proposing 9 townhomes, incl. 9 parking spaces + 1 visitor parking stall, community bench at corner of Kipling & Thurlow
- Consists of two clusters, ranging 2- 2.5 storeys (3 street frontages - Thurlow, Kipling, and Fairfield)
- Seeking a variance on the visitor parking stalls
- Design has evolved since presentation at CoV Committee of the Whole, incorporating more traditional architectural elements like peaked rooflines for consistency with neighbouring buildings.
- Will be roughed in for solar panels and electric car charging outlets.
- Includes a bike room (3 bike stalls per unit) and bike wash and bike station
- Trees:
 - ◆ Existing: 19
 - ◆ To be removed: 14
 - ◆ Proposed: 25 (19 on site)
 - Many will be native, based on feedback from Advisory Design Panel

Neighbourhood Comments/Feedback on Proposal

- Parking: Study by Watt consulting concluded that on street parking for visitors would not have an impact on neighbourhood parking conditions
 - When was parking study completed?
 - 4 days in March 2021 (Wed evening, Thursday/Saturday afternoon, Saturday evening, Tuesday evening)
 - Concern that the study only looked at one week in the year during the pandemic when people were encouraged to stay at home; had it been in the summer when the Moss Street Market was held, the numbers would be different
- Shadows:
 - Community felt the shadow study did not provide enough information and is requesting a new shadow study after 6 pm in months that have more sun
- Height: Request from the city was to treat clusters as two separate lots; higher height is on cluster two (facing Porter Park)
 - Would the developer consider reducing the height of cluster 2; yes, and could still keep 3 bedrooms but would reduce square footage and would relocate 3rd bedroom into the basement
- Noise:
 - Concern about location of heating/air conditioning units (roof) and noise created by equipment, especially to the homes east of the townhouses
 - Design includes heat pumps, one for each unit; developer will be looking at purchasing low decibel models.
- Community amenity contribution:
 - Would the developer consider contributing to fundraising for upgrades to a nearby playground? Developer hadn't considered it, said it would be costly (upwards of \$20-\$30K) but could look into it.
- Traffic: Project has not been instructed by the city to do a traffic study, but did one for community
 - Concern that parking study only looked at parked vehicles
 - Community members commented that traffic on Kipling has increased due to the Richardson bike lane, which makes cars travelling west on Richardson turn onto Kipling
 - A 4-way stop was recently put in at the corner of Kipling and Thurlow, which has reduced vehicle speeds
- Outdoor Space: How big are the backyards? Is there a plan or exterior lighting?
 - 5x5.5m yards
 - Some units have larger yards
 - No plan at this stage for exterior lighting

- Density:
 - Neighbours don't agree with parcel being zoned multifamily
 - Developer is looking to bring the FSR density down, and has already brought the total number of units down from 10 to 9.
- Trees:
 - Concern about which trees are proposed for removal and how old they are.
 - Two cherry trees are being removed at the request of the city
 - Large cluster of trees are in the path of the planned driveway; majority of the trees proposed for retention are along the boulevard.
 - Very concerned about the loss of the Monkey tree (Chilean pine).
- Blasting:
 - Based on geotechnical report, the developer does not believe that any blasting will be required.
- Affordability:
 - Proposal is missing middle housing typology, but will not be considered affordable housing
 - Will be a market price
 - Residents requested a range in sale price for proposed units but due to potential for several years until construction, developer declined to estimate.
- Accessibility:
 - None of the units will be considered accessible; all units include stairs to access; architect does not see how they could make a unit accessible without extensive cost, i.e. ramp alongside stairs and elevator inside

Emails from Community members (not already sent to mayorandcouncil@victoria.ca):

Re: Townhouse development on 349/351 Kipling/1400 Fairfield

I am writing again to oppose the development proposal for 1400 FAIRFIELD RD, 349 KIPLING ST, and 351 KIPLING ST. We live within 100 metres of these properties and will be significantly impacted by its development.

We have participated in previous community consultations about these properties, when originally proposed as a daycare, and then as a multi storey, multi unit modern townhouse complex.

While it appears now that the new proposal is an altered design more in keeping with the neighbourhood character, we believe 9 townhomes is still too many for this site and neighbourhood. Again, the design is much too tall and not in keeping with the neighbourhood character or zoning. There is still too little frontage or greenspace.

We still hold concerns related to increased traffic (already now an increased problem on Kipling/Fairfield/Durban with the redirection off Richardson) and proximity to the playground, dwarfing the neighbouring properties and eliminating their sunlight for much of the day/evening

6 townhomes at a consistent height with the neighbourhood, including appropriate greenspace and frontage would be reasonable.

Samantha Hulme
1404 Brooke Street