

### **3.1 Development Permit with Variances Application No. 000555 for 349/351 Kipling Street and 1400 Fairfield Road**

The City is considering a Rezoning application to consolidate two lots and construct a duplex and six townhouses plus two rental lock-off suites for a total of ten units.

Applicant meeting attendees:

BART JOHNSON	BREIA HOLDING LTD.
SEBASTIEN GARON	SEBASTIEN GARON ARCHITECTURE AND DESIGN
BIANCA BODLEY	BIOPHILIA DESIGN COLLECTIVE
ELIZABETH BALDERSTON	BIOPHILIA DESIGN COLLECTIVE

Michael Angrove (on behalf of Alec Johnston) provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- site planning
- neighbourliness/compatibility
- exterior materials
- suite liveability
- any other aspects of the proposal on which the ADP chooses to comment.

Bart Johnson provided the Panel with a detailed presentation of the site and context of the proposal, and Bianca Bodley & Elizabeth Balderston provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- What is the setback of the six-unit building on Kipling Street from the property line?
  - about 7m from the street
- What made the architect decide to use Hardie panelling on the Kipling Street Façade, as compared to the other articulated materials on the Thurlow street side?
  - We wanted to try to bring in different materials to create interesting patterns and bring volume.
- Was there any consideration with regards to the neighbours in having Thurlow Street treated as the back of a building and not more of a frontage?
  - There were many constraints. It was a lot about setback, so you end up with a side wall because we were trying to reduce density.
- How much daylight do the sunken suites get?
  - It will vary, they will get lighting through the light wells.
- Was there any consideration to moving unit one closer to Thurlow Road and putting the open community space further internally into the project?
  - Yes, we considered a lot of options and that would have changed the parking orientation and it didn't fit, it would have been too tight.
- Was it considered that the community space it's in a great spot and could be used solely for unit one?
  - Yes, we went back and forth on that.
- How wide is the privacy hedge row?
  - It ranges from 1.5m to 1.79m

- What dictated the 2m setback of the roof decks to the building façade of the town homes, and why wasn't the same consideration given to the neighbour to the east of the duplex on the Fairfield side?
  - The main constraint was how narrow the site is, and fitting in the drive aisle. The access is due to the stair access and it wouldn't fit to flip. The setback on the other units is to provide air conditioning system and that was one of the reasons for stepping that back.

Panel members discussed:

- No issues with height or materiality
- Concern of the neighbourliness of the Thurlow Street elevation
- Desire for more articulation to the Kipling Street side
- Concern for lack of natural light and liveability of bedrooms with deep light wells
- Appreciation of site compatibility
- Desire for softened exterior cladding options on the Kipling Street frontage
- Desire to see changes to the façade on the Kipling Street side
- Concern with the functionality and placement of the common space
- Concern with the width of a single lane into garage along with hedge size
- Concern with the fit into the neighbourhood context

**Motion:**

It was moved by Devon Skinner, seconded by Ruth Dollinger that the Development Permit with Variances Application No. 000555 for 349/351 Kipling Street and 1400 Fairfield Road be approved with the following changes:

- Address the Kipling Street elevation of building two and the Thurlow Street elevation of building one
- Consider improvements to privacy screening of building two at the rooftop level
- Consider alternative narrower species of planting along the drive aisle
- Evaluate increasing the access to light into lock off suites
- Improve the transparency of landscaping on Thurlow Street.

**For:** Ben Smith, Matty Jardine, Ruth Dollinger, Brad Forth, Devon Skinner, Joseph Kardum, Sean Partlow

**Opposed:** Marilyn Palmer

**Carried 7:1**