



## 2 Audrey Street and 186 & 188 Huron Street London, Ontario

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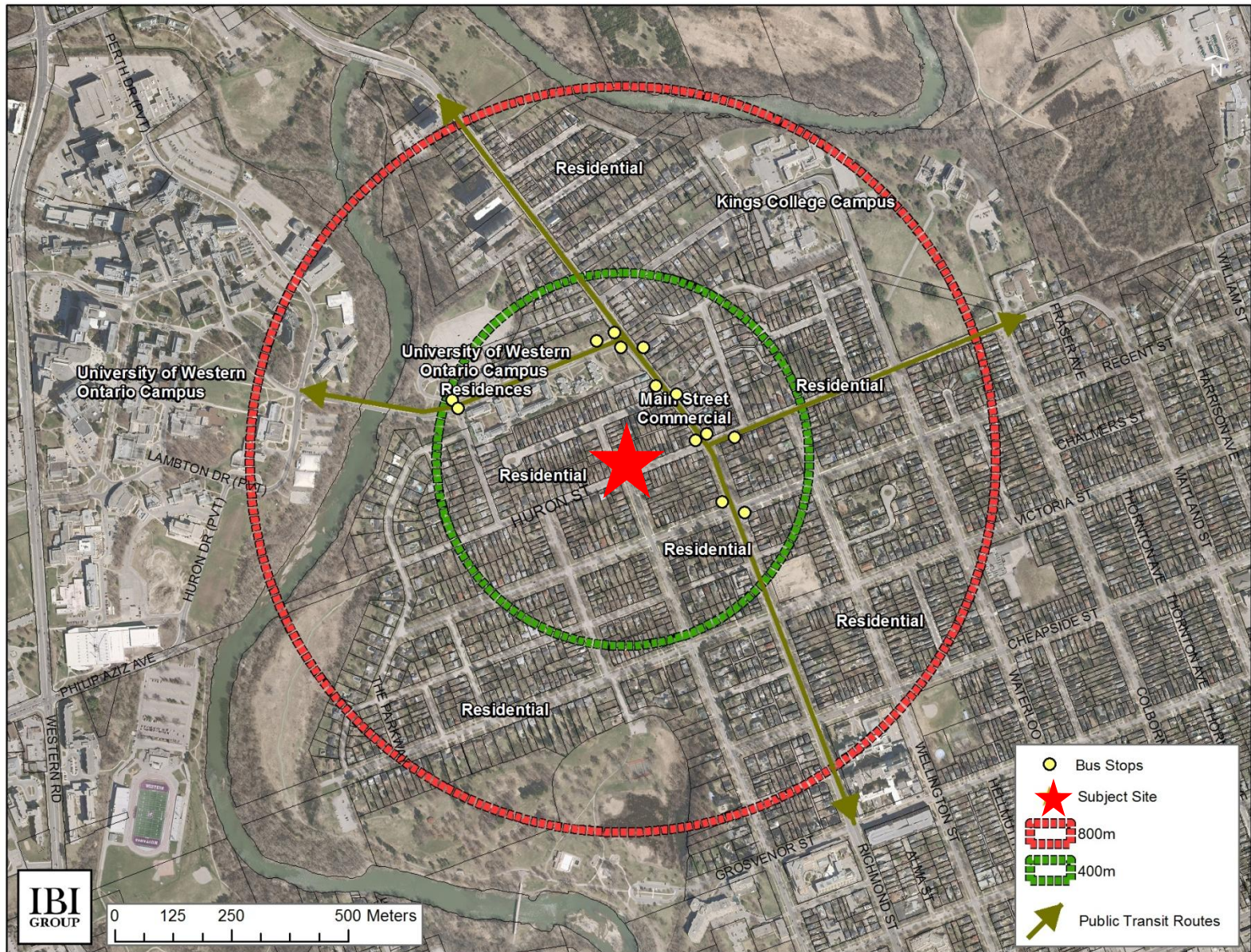
Built & Natural Environment Committee Presentation  
14 Unit Stacked Townhouse Development  
September 26, 2011

1. Project description
2. Requested amendments
3. Reduce demand for transient housing
4. Excellence in Urban Design
5. Provides sound tenant management

- Intersection of Audrey and Huron Streets
- Three Lots Consolidated (unique site)
  - 1741m<sup>2</sup> Area
  - 53.9 m frontage on Audrey
  - 31.7 m frontage on Huron
- Proposed – one 6 unit building and one 8 unit building with a maximum of four bedrooms per unit (56 bedrooms)
- Existing dwellings to Habitat for Humanity



- Proximity to:
  - UWO campus
    - Richmond Street Gates
    - Sunset Street Access
  - King's College
  - Richmond Street Corridor
- Predominantly transient resident population
- Victorian era dwellings with irregular conversions/additions





# Project Description | Site Context









561 St. George Street - South of Site



190 & 192 Huron Street - East of Site



4 Audrey Street – North of Site



190 Huron Street - West of Site

- St. George/Grosvenor Area Study (*May 1985*)
- Intensification and Bill 120 – Impacts on the North London & Broughdale Communities (*April 1996*)
- Richmond Street/University Gates Corridor Review (*Dec. 2001*)
- Application Report – Zelinka Priamo (*2006*)
- Residential Intensification In the Essex Street Study Area (*Sept. 2009*)
- Near-Campus Neighbourhoods Planning Amendments (*Sept. 2009*)
- Application Report – IBI Group (*2011*)

- Restrictive land use regulations disperses transient housing pressure
- More City by-law enforcement
- Transient Housing Licensing By-law
- Police and UWO education programs for transient tenants
- Fanshawe College purchases 30 unit townhouse
- New project requests for BIGS neighbourhood

**186-188 Huron Street & 2 Audrey Street is a private solution to the land use planning, urban design and site management problems.**

## Official Plan Amendment

Chapter 10 – Special Provision to permit Stacked Townhouses to a maximum 14 units and 56 bedrooms in the Broughdale Neighbourhood

- Residential Intensification (section 3.2.3) could permit up to 60 bedrooms in 12 units
- Urban Design (Chapter 11) Gateway feature; architectural continuity; street presence/wall

- Proposed Residential R5 (R5-7( )) Zoning to permit Stacked Townhouses
- Special Provisions:
  - Front yard reduced – street presence
  - Exterior side yard setback reduced – street presence
  - Parking requirement – 1 per unit; UWO proximity
  - Maximum Density 82 units per hectare
  - Maximum four bedrooms per unit - 56 bedrooms  
(60 bedrooms permitted at 75 units per hectare)
- Request site plan public meeting holding provision
- Acceptable residential intensification



Huron Street View

### Fulfills Urban Design Policies:

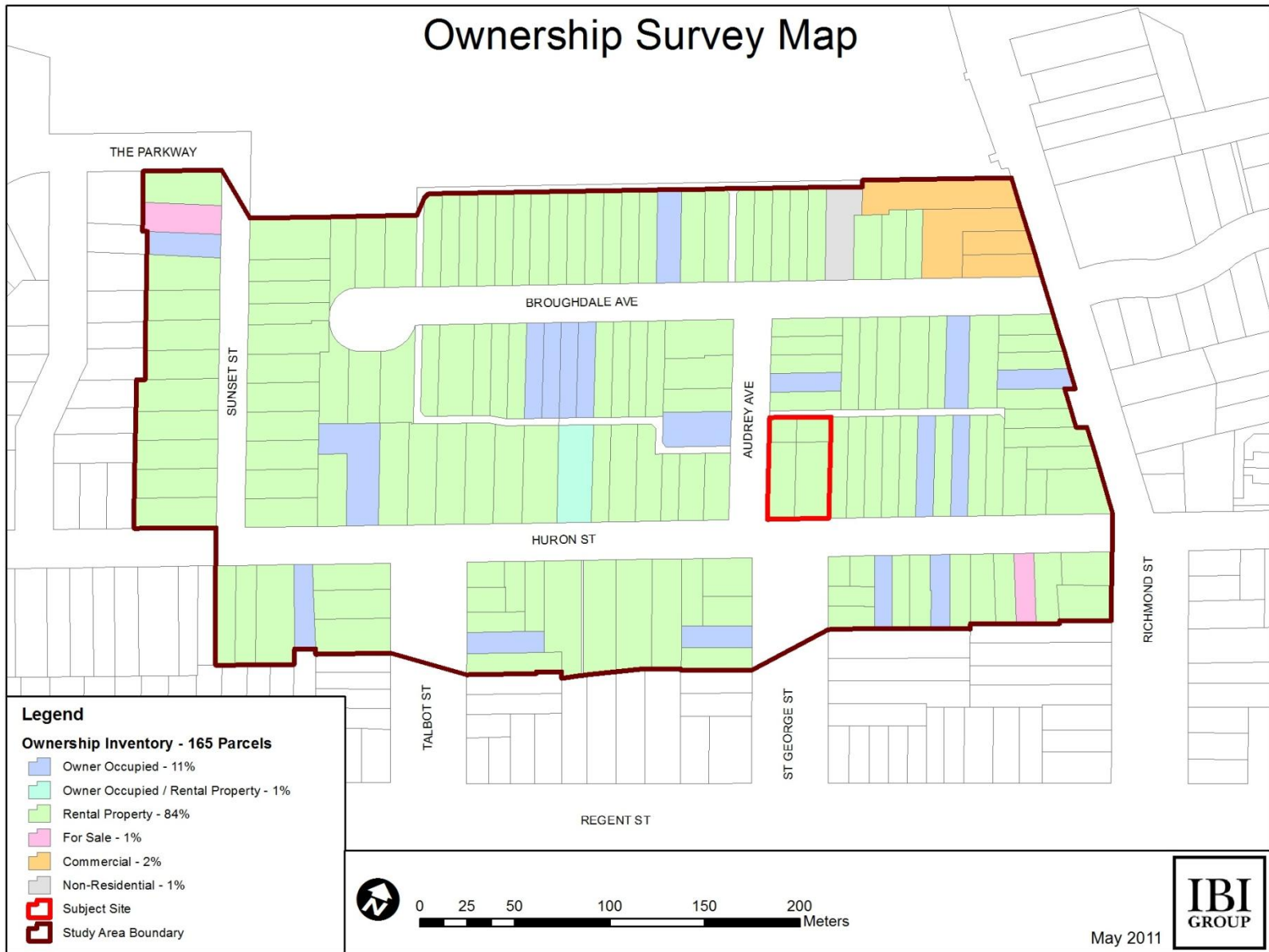
- Corner/Gateway feature (Landmark)
  - St. George Vista; Sunset St / Richmond St UWO access
- Architectural Continuity
- Desirable Precedent
- Street Presence/Wall (Setbacks, Porches, Parking at rear)
- Privacy & Sunlight for site and neighbours
- Building Orientation/Double Frontage
- Site Access (Parking, Pedestrian/Cyclist)
- Front and Rear Yard Open Space
- Meets Zoning (Height, Interior Side Yard)



Huron Street at Audrey Street View



- Architectural Character
  - Material
  - Style
  - Site Design
- Urban Design
  - Pedestrian/Cyclist Friendly
  - Easily Accessible
  - UWO/Richmond Street

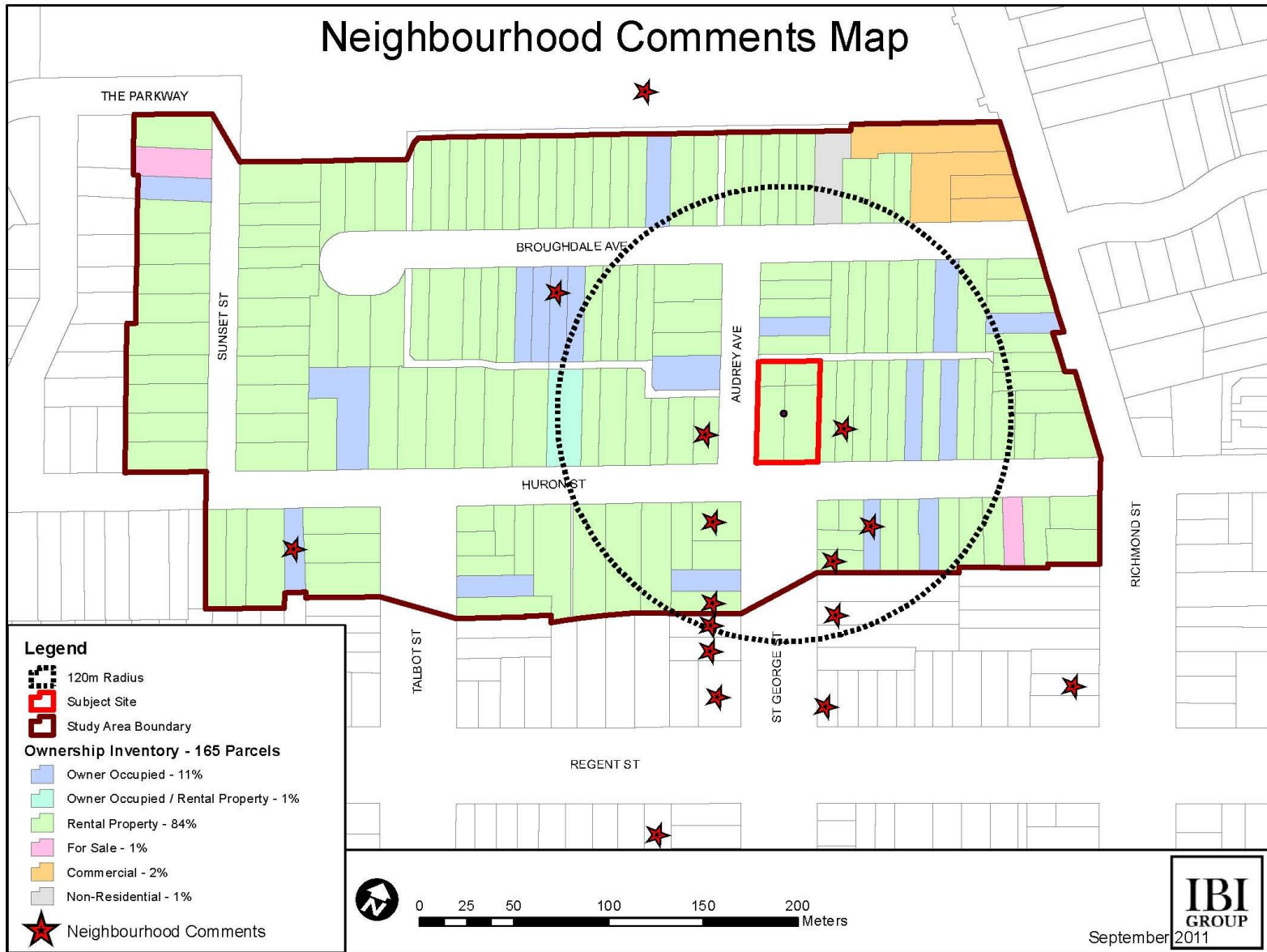


## Total Parcels – 165

- 84% Rental Property
- 11% Owner Occupied
- 3% Commercial/Non-Residential
- 1% Owner Occupied/Rental Property
- 1% For Sale

# Neighbourhood State | Site & Surrounding Area Photographs





- 45 Written Comments
  - 16 Comments shown on Map
    - 8 In Study Area (5 Rental Properties, 3 Owner Properties)
    - 8 In 120m Notification Area
  - 29 Comments from beyond scope of the map  
(South of Regent, East of Richmond)

## Main Concerns

- Intensity
- Architectural consistency/character
- Student & neighbourhood safety
- Increase in students and rentals
- Noise/disruption
- Existing site problems
- Parking
- Site engineering

- Urban Design Peer Review Panel overall pleased with the proposal
- Transportation Advisory Committee Supportive
- No Objections:
  - Environmental and Engineering Services Department
  - Upper Thames River Conservation Authority
  - Parks Planning and Design
  - Urban Forestry – No comments



- Landlord Tennant Act for eviction
- Excellent site management
- Minimize number of complaints





## **Fulfills the Vision of the Great Near Campus Neighbourhood Strategy**

- Residential intensification reduces demand for transient housing
- Excellence in Urban Design - landmark compatible design
- Provides sound tenant management

**Recommendation:** Approve the Official Plan and Zoning amendments with a public site plan meeting to permit a maximum of 14 stacked townhouse and 56 bedrooms