

467-469 Dufferin Avenue, London, September 6, 2017



The property at 467-469 Dufferin is owned by Marigold Homes Inc., the Lansink family are the shareholders.

Marigold purchased 467-469 Dufferin on March 2, 2015. The seller was 980244 Ontario Inc., shareholder Mr. Paul Angelini's estate. A LFP obituary notice stated: "ANGELINI, Paul - Peacefully, at his residence, on Thursday, October 14th, 2010, Paul Angelini passed away at the age of 78."



The 1874 building was not "Original" when purchased by Marigold in 2015. The roof cladding, windows, exterior siding, electrical, plumbing, kitchens and bathrooms had all been replaced over the years. A rear yard garage / barn had been demolished and removed.

Only the wood framing is original.

Mr. Angelini attempted to rent each unit during his ownership, however due to functional obsolescence, the layout not being conducive to the requirements of today's tenants (lack of closet space, outdated heating, plumbing, kitchen, only 717 sq. ft., lack of basement, etc), Mr. Angelini was no longer able to attract tenants. Marigold purchased a vacant building.

467-469 Dufferin would not meet today's building code, has an obsolete design, does not meet the needs of today's housing requirements, and would likely not be acceptable even as social housing.

When Marigold purchased the building, its condition was and is Dilapidated. It would be prudent to demolish the building as the costs to repair and overhaul needed exceeds the cost to build new.

Municipal Property Assessment Corporation (MPAC)

The ARN is 393602005005300 and the Property Description is

“Semi-detached with both units under one ownership”.

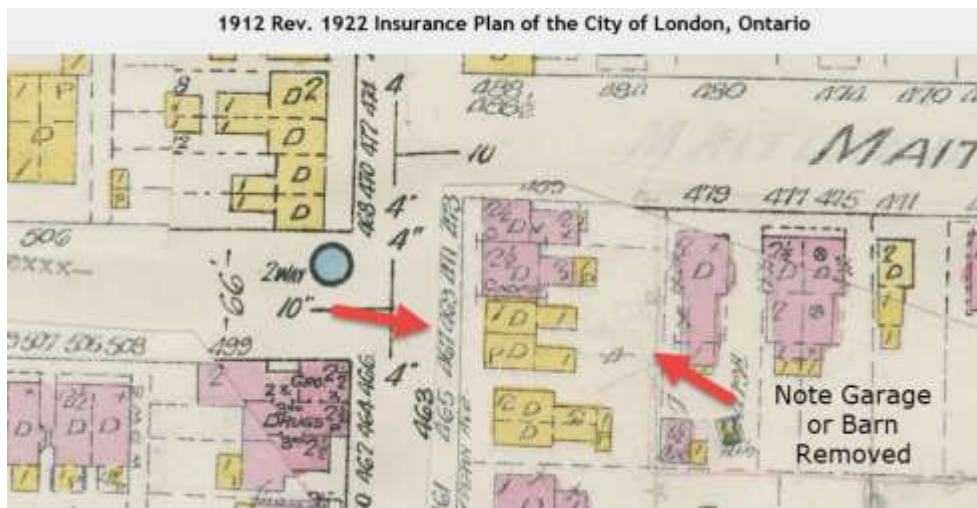
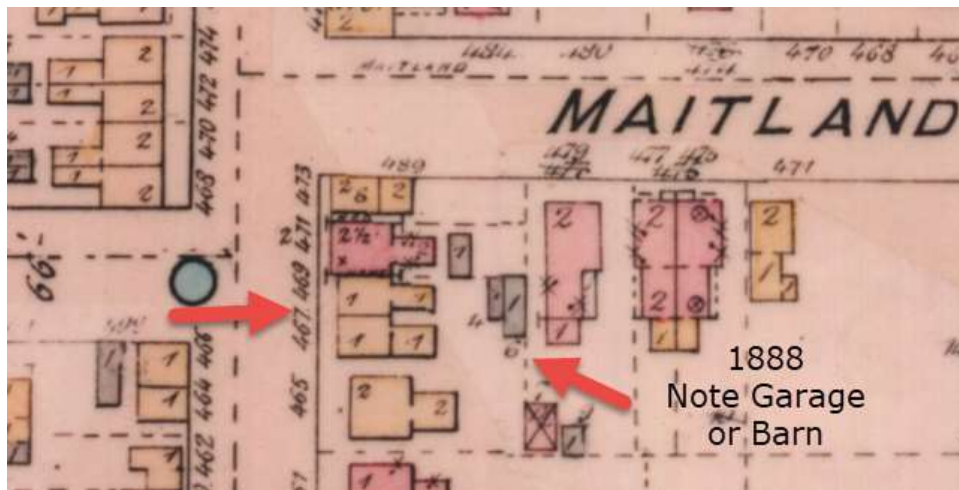
The year built is 1874.

Each side consists of 717 sq. ft. and each side has one bedroom.

The building is one floor with no basement

History

Constructed in 1874.



Marigold retained Strik Baldinelli Moniz to complete a Condition Assessment in 2015:



14361 Medway Rd, PO Box 29
Arva, Ontario, N0M 1C0
P: 519 471 6667 F: 519 471 0034

370 University Ave E, Unit 203a
Waterloo, Ontario, N2K 3N2
P: 519 725 8093

www.sbm ltd.ca

sbm@sbm ltd.ca

Marigold Homes Inc.
507 Colborne Street
London, Ontario
N6B 2T6

4 December 2015
SBM-15-1879

Attn: Lisa Lasink

Re: Condition Assessment Report for 467 Dufferin Ave, London, Ontario

Lisa;

As requested, Strik Baldinelli Moniz Ltd. (SBM) has completed our assessment of the existing structure at 467 Dufferin Avenue following our site walk-through and visual inspection conducted November 24th, 2015. Assessment findings, comments, and recommendations are provided below. Please refer to Figures 1 to 15, appended to this report, for further information.

3 CONCLUSIONS & RECOMMENDATIONS

- 3.1 The existing structure is generally in poor condition, and is no longer safe for occupancy. Access to the building should be restricted without delay.
- 3.2 Due to the extensive level of deterioration observed, it is our opinion that the cost to reinforce the existing structure, as well as to update it to meet current building standards (insulation, services, replacing claddings and finishes, etc.) would far exceed the value of the finished project.
- 3.3 SBM recommends the building be demolished, and replaced with a new structure that would meet today's building code provisions and energy-efficiency guidelines.

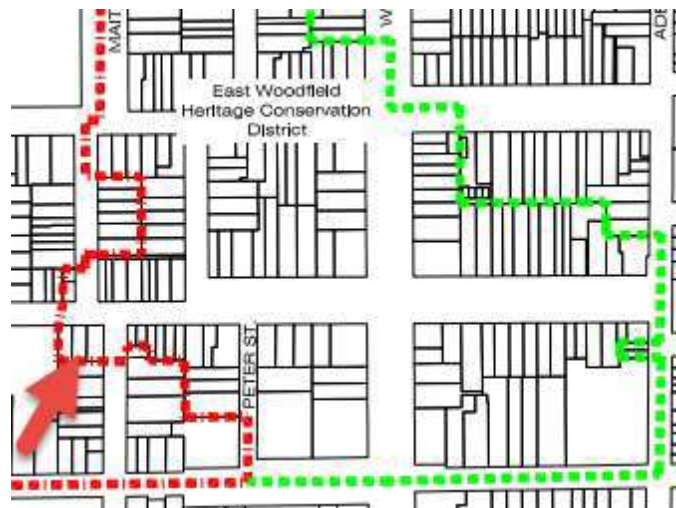
The Dec 4, 2015 report by structural engineers Strik Baldinelli Moniz recommended access be restricted "***without delay***";

Due to serious safety concerns, Marigold boarded the building, water, natural gas, and electricity services were disconnected.

The City of London Fire Prevention Inspector/Fire Investigator Mr. James Hind, CFEI, 519-661-2500 x2612, has placed large RED X stickers on the building. The Red X stickers caution firefighters to NOT enter the structurally unsound and unsafe building. It is unsafe for workers, firefighters, anyone, to enter the building.

At no time has Marigold abandoned the property.

467-469 Dufferin is located in the East Woodfield Heritage Conservation District but is NOT designated as "Individual Heritage" as per Ontario Heritage Act, R.S.O. 1990, CHAPTER O.18.



467-469 Dufferin is in a heritage district. It is interesting to note that the first Woodfield Heritage Conservation District purposely **Excluded** 467-469 Dufferin.

City Council

On October 25, 2016, Municipal council resolved:

O. Katolyk
Chief Municipal Law Enforcement Officer

I hereby certify that the Municipal Council, at its meeting held on October 25, 2016 resolved:

5. That the following actions be taken with respect to the 10th Report of the London Advisory Committee on Heritage from its meeting held on October 12, 2016:

- a) with respect to the properties located at 467-469 Dufferin Avenue:
 - i) the Civic Administration BE REQUESTED to enforce the Property Standards By-law at the property located at 467- 469 Dufferin Avenue; and,
 - ii) the Stewardship Sub-Committee BE ASKED to research the history of the above-noted properties;

it being noted that the London Advisory Committee on Heritage heard verbal delegations from G. Warren, Acting Chair, Committee to Save Houses on Dufferin Avenue and K. Rapson, Chair, Woodfield Community Association, with respect to this matter;

Marigold, as at September 6, 2017, is not aware of any research by the Stewardship Sub-Committee in response to councils request "...that the Stewardship Sub-Committee BE ASKED to research the history of the above noted property."

Marigold is aware of alleged "history research" by G. Warren, Acting Chair, Committee to Save House on Dufferin Avenue. Mr. Warren has never contacted Marigold nor have any alleged committee members.

Photos Feb 11, 2016 by City

From: Jeffery, Wade [mailto:wjeffery@London.ca]
Sent: Thursday, February 11, 2016 10:18 AM
To: Lisa Lansink <lisa@lansink.ca>
Subject: RE: 467 & 469 Dufferin

Hello Lisa,

As per our conversation yesterday, please see attached a few photos of the condition of the property at 467/469 Dufferin Ave when inspected.

If you have any questions please do not hesitate to contact me.

Good luck moving forward with your applications.



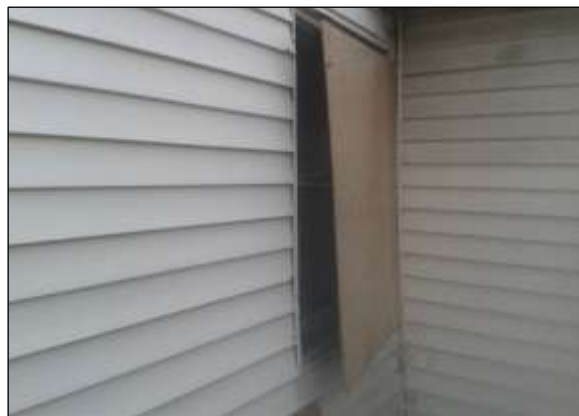
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20151021_100008



20151021_100034



Wade Jeffery
Municipal Law Enforcement Officer
Development & Compliance Services
City of London

300 Dufferin Avenue London ON N6A 4L9
P: 519.661.2500 x 6506 | F: 519.963.5080
wjeffery@london.ca | www.london.ca

Photo by Marigold



There was a delegation by G. Warren and K. Rapson before LACH on October 12, 2016, however Marigold was not made aware nor invited to attend. As previously stated, Marigold is aware of alleged "history research" by G. Warren, Acting Chair, Committee to Save House on Dufferin Avenue. Mr. Warren has never contacted Marigold nor have any alleged committee members.

On Dec 5, 2016 Marigold received the following:

THE CORPORATION OF THE CITY OF LONDON

ORDER

Issued Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, S.O.1992, c.23

ORDER NUMBER: PV 16-264340

DATE ISSUED: December 5, 2016

ISSUED TO: Marigold Homes
507 Colborne St
London, Ontario
N6B 2T6

MUNICIPAL ADDRESS: 467/469 Dufferin Ave, London, Ontario

LEGAL DESCRIPTION: PLAN 66 LOT 36 PT LOT 35 RP 33R2508 PART 2

BE ADVISED that on **December 1, 2016**, an inspection of the above-noted property revealed the property does not conform to the standards prescribed in The City of London Property Standards By-Law CP-16.

The particulars of the repairs to be made are set out in the "Schedule of Repairs to be Made", attached hereto, and forming part of this **ORDER**.

You are Hereby Ordered to **carry out the repairs** as set out in the "Schedule of Repairs to be Made" **or the site is to be cleared of all buildings, structures, debris or refuse**. This **ORDER** shall be complied with and the property brought into conformance with the standards prescribed in the Property Standards By-law on or before **January 3, 2016**.

From: Ben Lansink

Sent: Wednesday, December 21, 2016 3:06 PM

To: 'mromashy@london.ca' <mromashy@london.ca>

Cc: 'OKatolyk@London.ca' <OKatolyk@London.ca>; 'smchugh@London.ca' <smchugh@London.ca>; 'Lansink, Lisa' <Lisa.Lansink@colliers.com>; Doug Lansink (douglansink@hotmail.com) <douglansink@hotmail.com>

Subject: City Order PV 16-264340 Issued Dec 5, 2016 to be carried out by Jan 3, 2016 (sic)

Hello Mike,

My email in response to the City Order PV 16-264340 is again attached as is the Engineers report.

I have spoken to Orest Katolyk who is attempting to speak to others at City Hall.

I am concerned that there may be a time problem given we are into the Christmas season and many folks may be away.

My email, and its attachments, made it quite clear to the City that 467-469 Dufferin Avenue is NOT a safe building for a person to enter.

City Order PV 16-264340 orders Marigold to order a person to enter an unsafe building to carry out the installation of a heating system in a dilapidated unsafe structure.

There is also a mold issue and the structure had been used by person using needles to inject drugs, hence unsafe needles.

If Marigold carries out the heating system order, the City has forced a huge liability issue on it, but more importantly, forced Marigold to put a person in situation where harm may result.

Like the City Fire department, the Lansink family and Marigold will not ask any person to enter this dilapidated unsafe structure.

If a heating system is installed, there is no supporting infrastructure, the structure has been disconnected from water, electricity, and natural gas.

We understand that the building has not been occupied for several years and frost damage, if any, will have occurred.

What is the purpose of the unneeded heating system?

The City order gave Marigold two options to be carried out by January 3, 2016^(sic):

You are Hereby Ordered to carry out the repairs as set out in the "Schedule of Repairs to be Made" **or the site is to be cleared of all buildings, structures, debris or refuse.** This **ORDER** shall be complied with and the property brought into conformance with the standards prescribed in the Property Standards By-law on or before **January 3, 2016.**

Marigold will carry out the second option...OR...the site is to be cleared of all buildings, structures, debris or refuse.

Given January 3, 2016^(sic) is a past date, Marigold will clear the site of all buildings, structures, debris or refuse, in early January 2017.

Ben Lansink, AACI, P.App, MRICS

Marigold then received a call from a City engineer. It was resolved that Marigold would not demolish the building and Marigold would not be required to install a heating system given that Marigold intended to make application for land use change and to demolish the building.

Notwithstanding the City order to demolish, Marigold recognizes and respects that City Council has the final say regarding removal of the building.

Curnoe and Warren

Photographs of 467 and 469 Dufferin Ave, May, 2004. Judging by the style, this building could have been erected in the 1850's, although, to my knowledge there has not been a search done on the property.

Mr. Angelini owns 467 and 469 and has applied to demolish these buildings. He probably owns 471 and 473 Dufferin and 2 & 4 Cartwright as he "maintains" these buildings as well. An elderly and very bright neighbour who lives on Cartwright adjoining an Angelini property has in the past had unpleasant difficulties with Mr. Angelini.

A major concern is the building that Mr. Angelini will construct to replace 467 and 469. Will it be any improvement over the one that is already there? Will it reflect the style of buildings in the neighbourhood, as Mr. Angelini's structural alternations on the buildings that he maintains are often unattractive and do not enhance the neighbourhood. Also, he allows boulevard parking in front of 467-469. There would enough room for parking at the rear of 467 & 469. Perhaps you could insist on an allowance for a driveway if a demolition permit is issued and a new building constructed.

Glen Curnoe
August 27, 2004

Rec'd November 7, 2016 at 505 Colborne



Birthplace of Progressive London facing destruction ¶

The owners of the duplex house ¶ 467-469 Dufferin are trying to demolish it. A group of London organizations is trying to preserve it. ¶ The building has an interesting ¶ and very long history. The Heritage designated building is listed as constructed in 1874 but c.1845 is more likely. 467-469 Dufferin may have been moved from the British Military Fort in Victoria Park. ¶ 467 Dufferin was used during 1891-1894 as the first meeting hall of ¶

the London Labour Council. Its first president, Joseph T. Marks (Knights of Labour) founded and printed The Industrial Banner at 467 Dufferin. ¶ Marks created the Industrial Brotherhood, a fraternal and union organization that led to the formation of the Independent Labour Party. ¶ Labour Party city councillors and Mayor Dr. Stevenson were elected in London. The Provincial election of 1919 resulted in Dr. Stevenson ¶ defeating Adam Beck and becoming ¶

a member of the Farmer-Labour Coalition Government. ¶

467 Dufferin was where the idea of the London Public Library was born. ¶ The hall was used as a public reading room until a referendum was won and the Public Library was created. Marks was a founding Board member. ¶

More information is available from the L.A.C.H. Agenda of October 12 ¶ on the city website or from at Gil 519-645-3108. ¶

-By Gil Warren ¶

Marigold is aware of the alleged "history research" by G. Warren, Acting Chair, Committee to Save House on Dufferin Avenue. Mr. Warren has never contacted Marigold nor have any of his alleged committee members.

Marigold is not aware of any supportable documented historical facts pertaining to 467-469 Dufferin prior to 1874 when the building was constructed.

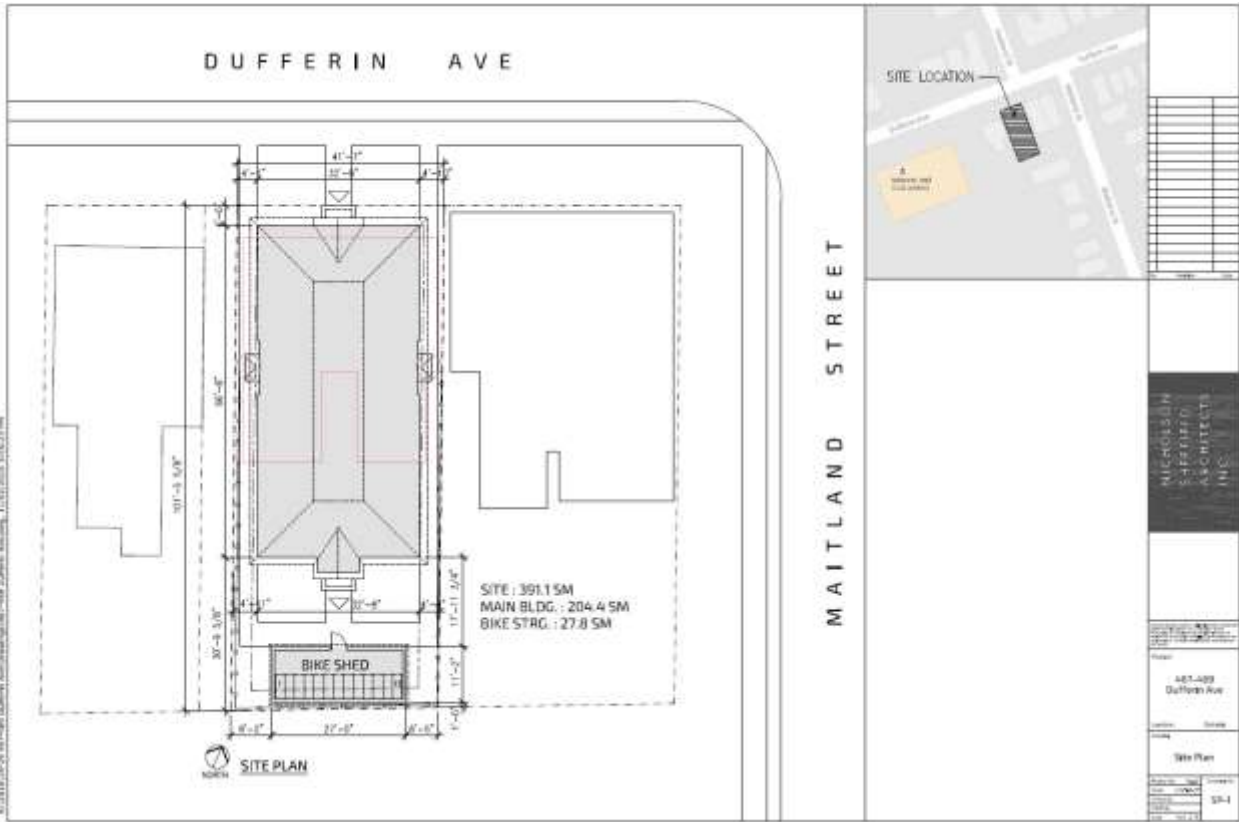
Proposal by Marigold Homes Inc.

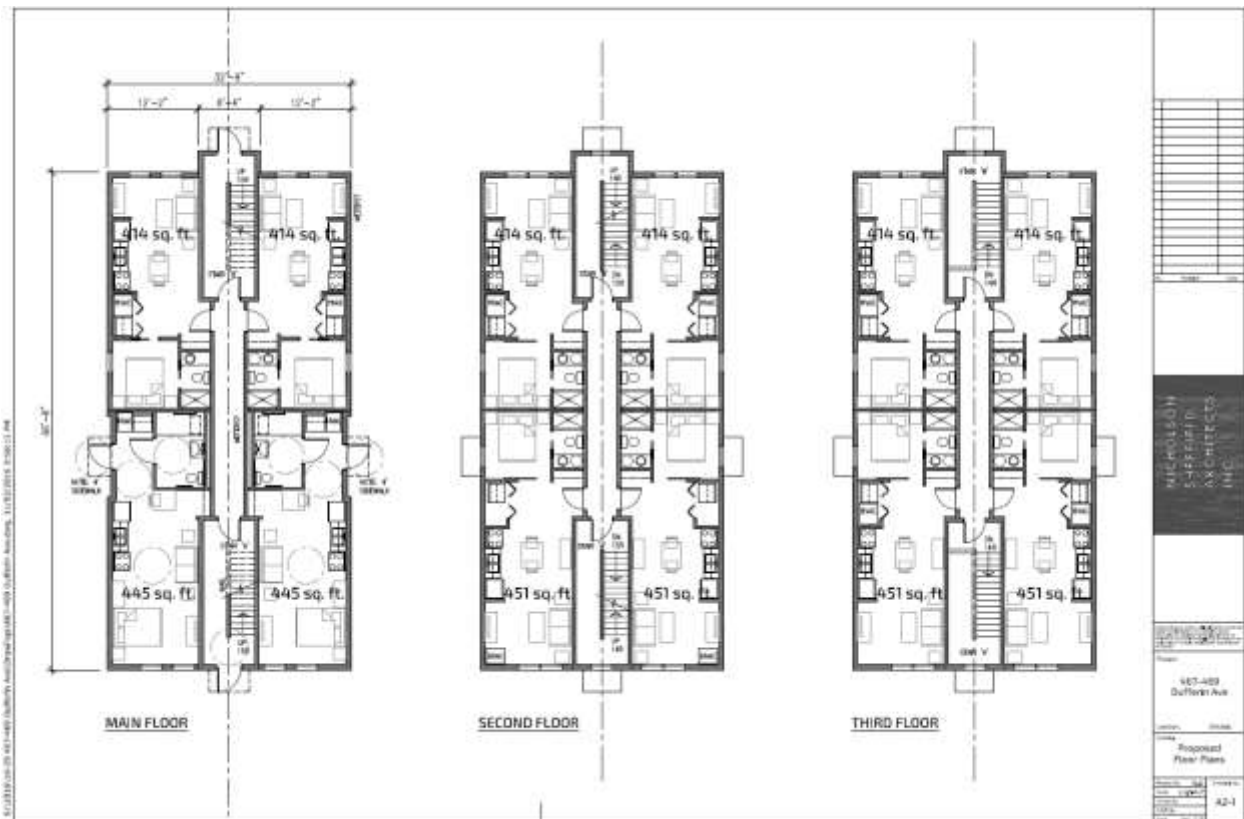
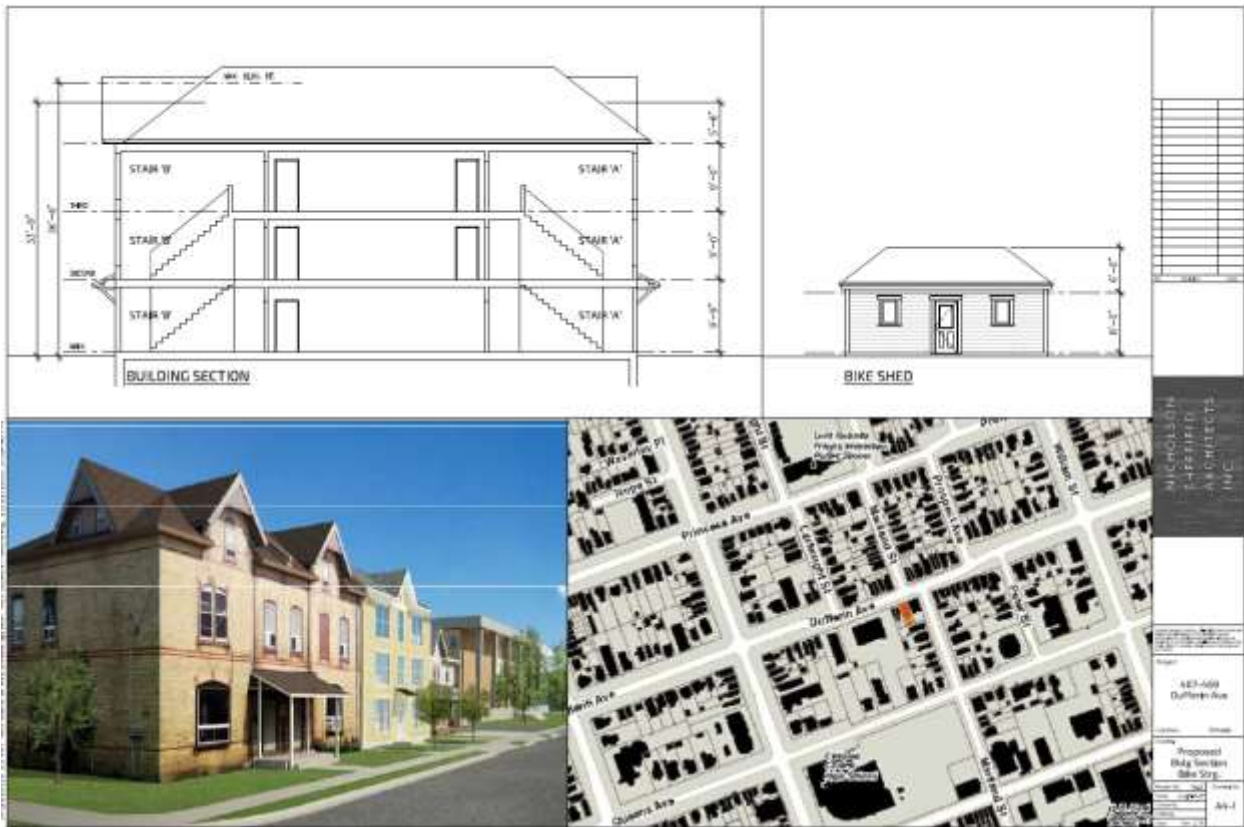


Proposed building at 467-469 Dufferin Avenue, London

John Nicholson, Architect

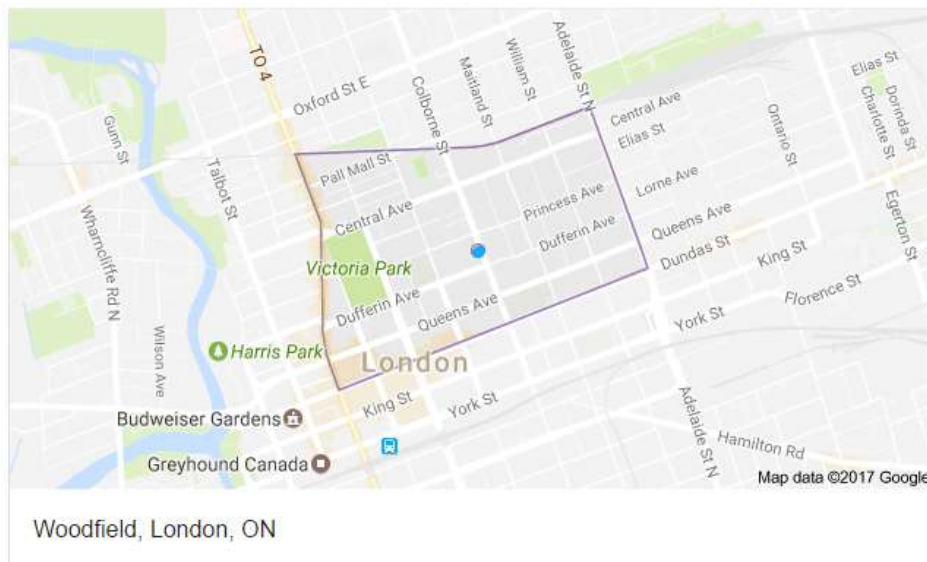
Marigold Homes Inc., the Lansink Family, 505 Colborne Street, Woodfield, London
ben@lansink.ca 519-645-0750





Bedroom Density in Historic Woodfield

Number of Bedrooms in One Building, Bedrooms per Hectare



Welcome to historic Woodfield

Woodfield is a Victorian neighbourhood located in the heart of London, Ontario. This historic community is bordered by Richmond, Dundas, Adelaide and the CPR tracks to the north. Woodfield's roughly 1400 households fall mostly within two Heritage Districts (East and West Woodfield). Homes in Woodfield date from the 1840s, with most homes built between the late 1800s and early 1900s. Woodfield is one of the largest and finest examples of intact Victorian streetscapes in Canada.

The extensive size of the two combined Heritage Districts in Woodfield encompass everything from enormous Queen Anne style mansions to tiny Ontario Cottages. The level of preservation is impressive to say the least. No 'gentrified' district, this well-preserved community includes homes of all sizes, and residents from all walks of life. Victoria Park is found within the boundaries of Woodfield, alive with festivals in the summer and sparkling with beautiful lights in the winter. Tall trees line her wide historic streets..

This report illustrates the proposed bedroom density at 467-469 Dufferin Avenue, a site located directly across from the “Woodfield Variety” illustration above, and existing buildings all located in historic Woodfield.



Number of Bedrooms in One Building, Bedrooms per Hectare

Property	Age	Land Sq.M	Hectares	Beds	Beds/Hect	Less bedroom or more bedroom coverage when compared to 467-469 Dufferin Avenue		
467-469 Dufferin (Proposed)		393	0.0393	12	305.3			
311 Central	1966	1864	0.1864	56	300.4	-4.9	-1.61%	Less Coverage
420 Central	1971	3239	0.3239	104	321.1	15.7	5.16%	Greater Coverage
295 Dufferin & 35 Picton	1926	444	0.0444	27	608.1	302.8	99.16%	Greater Coverage
350 Dufferin	1949	1255	0.1255	34	270.9	-34.4	-11.27%	Less Coverage
388 Dufferin	1960	1621	0.1621	36	222.1	-83.3	-27.27%	Less Coverage
380/390 Princes, new, and	1935	3392	0.3392	109	321.3	16.0	5.24%	Greater Coverage
400 Princess	1927	330	0.0330	11	333.3	28.0	9.17%	Greater Coverage
498 Queens	1973	2121	0.2121	96	452.6	147.3	48.23%	Greater Coverage
433 Waterloo	1910	250	0.0250	13	520.0	214.7	70.30%	Greater Coverage
549 Waterloo	1912	200	0.0200	7	350.0	44.7	14.63%	Greater Coverage
585 Waterloo (Approved)		1668	0.1668	57	341.7	36.4	11.92%	Greater Coverage
520 Wellington, leased Land	1970s	2453	0.2453	252	1027.3	722.0	236.45%	Greater Coverage

467-469 Dufferin Avenue, Proposed

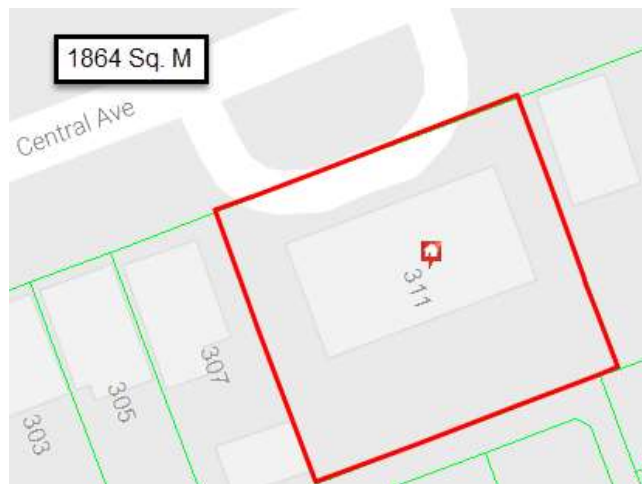
Property	Land Sq.M	Hectares	Beds	Beds/Hect
467-469 Dufferin, proposed by Marigold	393	0.0393	12	305.3



311 Central Avenue

Properties	Age	Land Sq.M	Hectares	Beds	Beds/Hect
469 Dufferin (Proposed)		393	0.0393	12	305.3
311 Central	1966	1864	0.1864	56	300.4

The proposed bedroom coverage for 469 Dufferin Ave per hectare is 305.3 vs 300.4 for 311 Central



420 Central Avenue

Properties	Age	Land Sq.M	Hectares	Beds	Beds/Hect
469 Dufferin (Proposed)		393	0.0393	12	305.3
420 Central	1971	3239	0.3239	104	321.1

The proposed bedroom coverage for 469 Dufferin Ave per hectare is 305.3 vs 321.1 for 420 Central



295 Dufferin Avenue and 35 Picton, One building

Properties	Age	Land Sq.M	Hectares	Beds	Beds/Hect
469 Dufferin (Proposed)		393	0.0393	12	305.3
295 Dufferin & 35 Picton	1926	444	0.0444	27	608.1

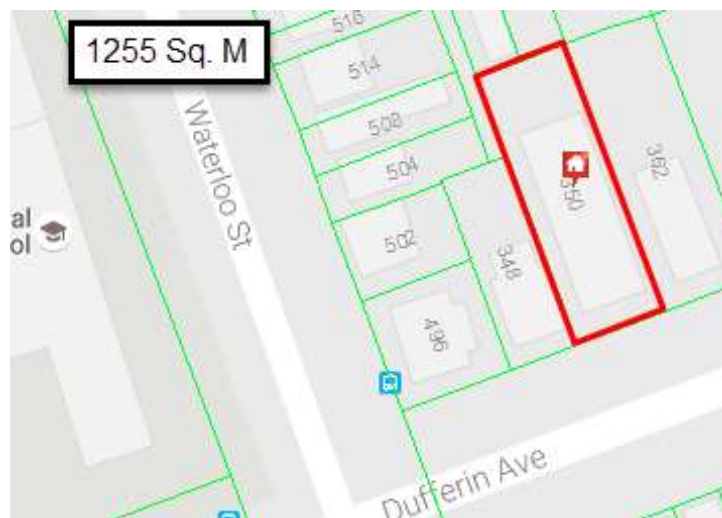
The proposed bedroom coverage for 469 Dufferin Ave per hectare is 305.3 vs 608.1 for 295 Dufferin & 35 Picton



350 Dufferin Avenue

Properties	Age	Land Sq.M	Hectares	Beds	Beds/Hect
469 Dufferin (Proposed)		393	0.0393	12	305.3
350 Dufferin	1949	1255	0.1255	34	270.9

The proposed bedroom coverage for 469 Dufferin Ave per hectare is 305.3 vs 270.9 for 350 Dufferin



388 Dufferin Avenue

Properties	Age	Land Sq.M	Hectares	Beds	Beds/Hect
469 Dufferin (Proposed)		393	0.0393	12	305.3
388 Dufferin	1960	1621	0.1621	36	222.09

The proposed bedroom coverage for 469 Dufferin Ave per hectare is 305.3 vs 222.1 for 388 Dufferin



380 (new) and 390 Princess Avenue

Property	Age	Land Sq.M	Hectares	Beds	Beds/Hect
469 Dufferin (Proposed)		393	0.0393	12	305.3
380/390 Princes, new and	1935	3392	0.3392	109	321.3



400 Princess Avenue

Properties	Age	Land Sq.M	Hectares	Beds	Beds/Hect
469 Dufferin (Proposed)		393	0.0393	12	305.3
400 Princess	1927	330	0.033	11	333.3

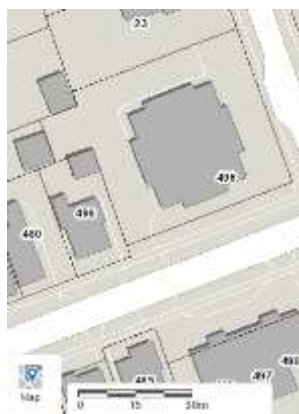
The proposed bedroom coverage for 469 Dufferin Ave per hectare is 305.3 vs 333.3 for 400 Princess



498 Queens Avenue

Properties	Age	Land Sq.M	Hectares	Beds	Beds/Hect
469 Dufferin (Proposed)		393	0.0393	12	305.3
498 Queens	1973	2121	0.2121	96	452.62

The proposed bedroom coverage for 469 Dufferin Ave per hectare is 305.3 vs 452.6 for 498 Queens



433 Waterloo Street

Property	Age	Land Sq.M	Hectares	Beds	Beds/Hect
469 Dufferin (Proposed)		393	0.0393	12	305.3
433 Waterloo	1910	250	0.0250	13	520.0

**433
Waterloo**



549 Waterloo Street

Properties	Age	Land Sq.M	Hectares	Beds	Beds/Hect
469 Dufferin (Proposed)		393	0.0393	12	305.3
549 Waterloo	1912	200	0.02	7	350.0

The proposed bedroom coverage for 469 Dufferin Ave per hectare is 305.3 vs 350.0 for 549 Waterloo



585 Waterloo Street, Supported by the Woodfield Community

Property	Land Sq.M	Hectares	Beds	Beds/Hect
467-469 Dufferin, proposed by Marigold	393	0.0393	12	305.3
585 Waterloo (Approved, proposed)	1668	0.1668	57	341.7



520 Wellington

Property	Age	Land Sq.M	Hectares	Beds	Beds/Hect
469 Dufferin (Proposed)		393	0.0393	12	305.3
520 Wellington	1970s	2453	0.2453	252	1027.3



Building Types and Population in Woodfield

The Woodfield area has high-rise and walk-up apartment buildings sprinkled throughout a neighbourhood of low-density residences.

The following chart is a list of high-rise buildings located in the Woodfield area and includes the estimated population housed in these buildings.

Hi-Rise Buildings Housing Multiple Dwellings				
#	Street	Stories	Dwellings	Commercial
311	Central	8	65	Main Floor
420	Central	9	104	No
440	Central	6	54	Main Floor
250	Pall Mall	14	112	Car Parking
7	Picton	11	66	No
22	Picton	17	143	No
390	Princess	5	64	No
396	Queens	8	99	Main Floor
498	Queens	9	77	No
620	Richmond	4	30	Main & Second
650	Waterloo	7	54	Main Floor
520	Wellington	10	154	Main Floor
570	William	5.5	30	No
619	William	6	97	No
Dwelling Units			1149	
Average Person Occupancy			1.8	
Total Population			2068	
Source: Ben Lansink, person occupancy estimated				

The following chart is a list of low-rise buildings located in the Woodfield area and includes the estimated population housed in these buildings.

Walk-up Buildings Housing Multiple Dwellings				
#	Street	Stories	Dwellings	Commercial
571	Adelaide	3	28	None
29	Cartwright	2.5	11	
69	Cartwright	2.5	10	
92	Cartwright	2.5	6	
93-101	Cartwright	2, 2.5	11	
563	Central	2.5	12	
235	Dufferin	3.5	19	
350	Dufferin	2.5	22	
388	Dufferin	4	22	
420	Dufferin	3	30	
433	Dufferin	2.5	23	
531	Dufferin	2.5	17	
569	Dufferin	2.5	6	
470	Maitland	3.5	16	
351	Princess	2.5	10	
383	Princess	2.5	12	
280-460	Queens/Wellington	4.5	60	Some Lower
433	Waterloo	4	5	None
482	William	2.5	3	
556	William	2.5	3	
Dwelling Units			326	
Average Person Occupancy			1.8	
Total Population			586.8	
Source: Ben Lansink, Person occupancy is an estimate				

The following chart includes the estimated number of low-density residential buildings located in Woodfield and the estimated population housed in these buildings.

Low Density	Buildings	Persons/ Unit/Bldg	Population
Estimated Number of low density buildings housing one dwelling.	365	2.25	821
Estimated Number of low density buildings converted to house 2, 3 or more dwelling units.	365	6	2190
Source: Ben Lansink based on Aerial Map Count, subject to correction			

The following chart shows the types of buildings and the estimated population living in these buildings in order to estimate the population in the Woodfield area.

Residential Buildings in Woodfield, Estimated Population			
Building Type	# Bldgs	Estimated Population	Totals
Hi-Rise Dwelling Units	14	2068.2	
Walk-up Dwelling Units	17	586.8	
Total Dwellings Bldgs Housing Multiple Units		2655	2655
Estimated Number of low density buildings converted to house 2, 3 or more dwelling units.	365	2190	
Low Density Dwelling Units	365	821	
Total Low Density Buildings / Estimated Population		3011	3011.25
Estimated Population for Woodfield - subject to confirmation			5666
Buildings used for commercial, offices, City Hall, places of Worship, and schools are not included.			
Source: Estimated by Ben Lansink			



The Woodfield area is home to a neighbourhood association known as Woodfield Community Association Inc. Notwithstanding that the Woodfield Community Association's website states "Queen Anne style mansions to tiny Ontario Cottages", the Woodfield neighbourhood is much more.

This neighbourhood has a wide array of land uses that include City Hall, an industrial auto body shop, Station Park Hotel, Victoria Park, and the London Life complex.



Adelaside 580 Industrial Autobody Shop



Victoria Park



Pall Mall



Waterloo Streetscape - all Office in Use

There are some excellent Victorian streetscapes in Woodfield; however, many do not have single dwelling uses. The buildings in the Waterloo Streetscape photo have been converted to office use.

Woodfield New Developments – Recent Low Density

Woodfield is not static and there are always new developments taking place in the area.



Colborne 505 – 3 Units



Maitland 591 – 3 Units



Central 497-499 – 5 Units



Cartwright 86 – 3 Units



Maitland 591 New – 1 Unit

Apart from 497-499 Central and 591 Maitland, none of the above developments were forced to incorporate old and obsolete designs.

Woodfield Future Developments



Wellington 560-562



Central 510

One assumes the executive of Woodfield Community Association Inc. will not oppose removal of these obsolete buildings.

One also hopes that the Woodfield Community Association will work with the owners so that each future building will complement our neighbourhood.

Hi-Rise Buildings in Woodfield

Hi-Rise Buildings Housing Multiple Dwellings in Woodfield March 2014, photos by Ben Lansink



Central 440



Wellington 520 Centennial House



Central 420



Queens Ave 396



Queens Ave 498



Central 311



Picton 7



Picton 22



Princess 390



Waterloo 650



Richmond 620



William 570



Pall Mall 250



William 619

Walk-up Buildings in Woodfield

Walk-up Buildings Housing Multiple Dwellings in Woodfield March 2014, photos by Ben Lansink



Dufferin 531



Dufferin 388



Dufferin 433



Adelaide 571



Princess 351



Dufferin 569



Maitland 470



Cartwright 29



William 482



Princess 383



Cartwright 93-101



Dufferin 420



Cartwright 69



William 556



Queens Ave 280 Wellington 460



Central 563



Waterloo 433



Dufferin 350



Cartwright 92



Dufferin 235

Conclusion

The Lansink family moved to 501-503 Colborne Street in 1985 and sold 501 Colborne Street to the Harlock family. Both families refurbished each property, which are now designated under the Heritage Act.

Ben Lansink served as a member at large of the Local Architectural Conservation Advisory Committee (LACAC) from 1990 to 1992, appointed by London City Council.

Ben and Donna Lansink are life members of Woodfield, now legally called "The Woodfield Community Association Inc."



501-503 Colborne to the left, 505 to the right

About 16 years ago the Lansink family constructed a new building at 505 Colborne Street designed to complement the historic look of Woodfield. Lansink's believe in heritage preservation but not at any cost. Real estate has and will always change. There is now, and there will continue to be in the future, the need to replace existing buildings with new buildings.

Woodfield is a charming and historic neighbourhood located just north east of the downtown in the City of London. Woodfield is bounded by Richmond Street, CPR, Adelaide Street, and Queens Avenue.

Woodfield is an older eclectic neighbourhood that embodies many forms and patterns of residential development that have developed over the years. Development in this neighbourhood should not be judged by the narrow standards of conformity.

Woodfield, like many London neighbourhoods, does not have many long-life stone/concrete dwelling structures. While some are solid brick, most are wood frame clad in brick veneer, wood clapboard, vinyl, aluminum, or asbestos. Many were not well constructed. Most do not meet today's building code, have an obsolete design, do not meet the needs of today's housing requirements, and many would not be acceptable even as social housing.

Buildings wear out and rot. In most cases it is not economically viable to refurbish given the end result will still be an obsolete design and layout. Most people simply cannot afford to refurbish an existing building.