

PLANNING AND ENVIRONMENT COMMITTEE

467-469 DUFFERIN AVENUE

December 4, 2017
 Marigold Homes Inc. Applicant
 Mr. William Pol, MCIP, RPP
 Pol Associates Inc.



467 – 469 DUFFERIN AVENUE MICRO-SUITES

EXCITING HOUSING FORM

EXCEPTIONAL HOUSING

CONNECTED TO WOODFIELD

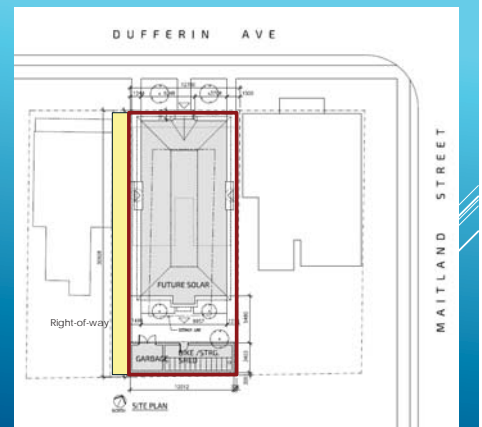
WHAT IS A MICRO-SUITE – TRADING SPACE FOR PLACE

42m² Home with a 40 hectare Downtown living room.
 Your living room and dining room are outside your home
 The big stuff in your life is now small. Laptop, IPAD, TV (Flat), Music.
 Life with less can be good. More is not always more.
 The best places in the City are unbeatable.
 Woodfield is a cool place to live. Millennials don't want cars.



REQUEST: REFER TO STAFF FOR FURTHER DISCUSSION

- ▶ Official Plan Amendment
- ▶ Zoning By-law Amendment
- ▶ 8 - 12 units \ bedrooms max
- ▶ 307 units per hectare
- ▶ 615m² maximum floor area
- ▶ Prohibit Parking



467 – 469 DUFFERIN AVE. FACADE



MICRO-SUITE LAYOUT

- Three stories
- 4 units \ floor
- 12 bedrooms
- 42 m² per unit maximum



- ▶ Retain and attract young professionals
- ▶ Respond to the need for housing (1.8% vacancy rate)
- ▶ Private market housing which is affordable (\$700 - \$800)
- ▶ Reinforce the heritage character
- ▶ Sustainable housing form – built character; transportation
- ▶ Urban Regeneration - Building inward not upward

WHY? EXCITING NEW HOUSING FORM

AMENITY PROXIMITY FOR YOUNG PROFESSIONALS

- Walking distance to London Downtown:
- Employment
 - Entertainment
 - Dining



- ▶ 330 Clarence Avenue
- ▶ 380-390 Princess Avenue
- ▶ 414 Dufferin Avenue
- ▶ Official Plan residential intensity
- ▶ Residential density
- ▶ Zoning Regulations

EXCEPTIONAL HOUSING

LONDON MICRO-SUITES: 330 CLARENCE STREET

- ▶ August 1999
- ▶ h-3 DA1(7)
- ▶ 32 units
- ▶ 22m² - 66m²
- ▶ Lot 400m²
- ▶ 800 units/ha
- ▶ No Parking



WOODFIELD INTENSIFICATION: 380 / 390 PRINCESS AVENUE

- ▶ R8-4(20) H15 B-18
- ▶ 88 units
- ▶ 3359 m²
- ▶ 256 units /ha
- ▶ Limited Parking



UNIQUE HOUSING RESPONSE: 414 DUFFERIN AVENUE

- ▶ R3-2/OC4(3)
- ▶ Respite/palliative care
- ▶ 12 residents \ 12 bedrooms
- ▶ 566 m²
- ▶ 211 bedrooms/ha





URBAN REGENERATION

- Replacing a derelict building
- Sensitive growth and change
- Sustainable form of development
- Long term prosperity



- ▶ Add Micro-suite apartment as a permitted use
- ▶ Maximum 12 bedrooms
- ▶ 307 units per hectare
- ▶ Parking is prohibited
- ▶ High quality design
- ▶ Secured on-site bicycle parking

OFFICIAL PLAN AMENDMENT – CHAPTER 10 POLICIES FOR SPECIFIC AREAS

- ▶ Form and fit of the building matches the community
- ▶ Density lead by units per hectare – 206 units \ ha = 8 units
- ▶ Intensity is lead by lot coverage and height
- ▶ Limiting the unit area to 42m² 8 units \ bedrooms and maximum height and coverage will have an impact similar to the permitted semi-detached dwelling
- ▶ If the intensity is limited by smaller units the density may increase

RESIDENTIAL DENSITY



Subject street facade

North side of Dufferin



AN EXCEPTIONAL INTERNAL DESIGN – SEMI-DETACHED DWELLING

▶ Permitted bedrooms 8

▶ (3 bedrooms x 2 semi-detached dwellings + 1 bedroom x 2 secondary suite units)

▶ Maximum floor area 409.6m²

▶ Lot area 390m² x Lot coverage 35% = 136.5m² x three stories building height 10.5 m

▶ Maximum floor area 409.6m² / 8 bedrooms = 51.1m² / micro-suite unit

▶ Requested maximum of 42 m² / unit

ZONING BY-LAW AMENDMENT

- ▶ R3-2/R8-4(x) · B(x)
- ▶ Apartment building - Micro-suite Prohibit Parking
- ▶ 8 micro-suites + 2 bonus maximum
- ▶ 42m² maximum floor area per dwelling
- ▶ 3 stories maximum
- ▶ Bonusing for 2 units for design; 2 units for bicycle storage

- ▶ Architectural context
- ▶ East Woodfield Heritage Conservation District
- ▶ Public comments

CONNECTED TO WOODFIELD

SITE SPATIAL ANALYSIS

- ▶ West
- ▶ 463-465 Semi-Detached – front yard parking
- ▶ East - 471-473 converted 4 unit dwelling



CONNECTIONS FOR YOUNG PROFESSIONALS

- Walking distance to Downtown
- Cycling routes
- Six existing Public Transit routes
- Future Bus Rapid Transit



- ▶ 14 high rise buildings
- ▶ 17 walk-up buildings
- ▶ 365 converted dwellings; and
- ▶ 365 single detached dwellings
- ▶ 20 apartment buildings four storeys or less
- ▶ with 326 dwelling units or an average of 16.3 units per building.
- ▶ In proximity to the subject site 420, 433, 531 and 569 Dufferin Avenue and 470 Maitland

WOODFIELD LAND USE INTENSITY

- ▶ 350 Dufferin (271 bedrooms per hectare);
- ▶ 388 Dufferin (222 bedrooms per hectare)
- ▶ 400 Princess (333 bedrooms per hectare);
- ▶ 549 Waterloo (350 bedrooms per hectare).
- ▶ 467-469 Dufferin 306 bedrooms per hectare.
- ▶ The height, scale and location is sensitive to surrounding buildings.

WOODFIELD BEDROOM INTENSITY

- ▶ PPS 2014 – Wise use and management of resources ...for their economic, environmental and social benefits
- ▶ Official Plan policy 13.3.5 - Council shall be guided by the Heritage Conservation District Plan.
- ▶ "Council recognizes it cannot compel, nor does it seek to compel, the restoration of all heritage properties within the district." 2.4 Municipal Authority
- ▶ Council recognizes that Change in East Woodfield's built heritage is to be expected in the future, yet it must be carefully managed in a manner that does not adversely affect this special environment;

505 Colborne Ave



EAST WOODFIELD HERITAGE CONSERVATION DISTRICT

ARCHITECTURAL CONTEXT

- ▶ Building height 11.2m
- ▶ Building massing
- ▶ Fenestration \ windows
- ▶ Doors
- ▶ Building setbacks

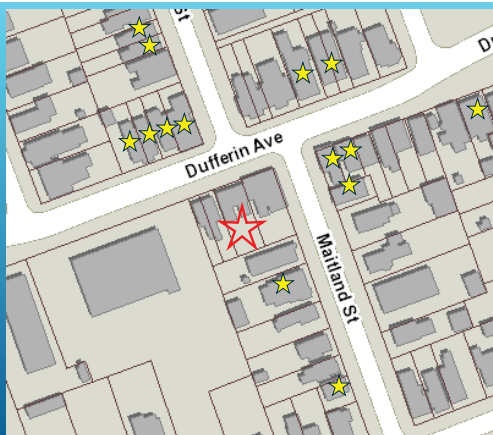


- ▶ Building be offered to the City of London for relocation.
- ▶ Sensitive building form to surrounding buildings
- ▶ Mechanical equipment located behind the front façade of the roof.
- ▶ The street façade doors and windows have similar proportions to abutting and surrounding buildings on Dufferin Avenue.
- ▶ The proposed yellow \ gold colour of the clapboard siding is consistent
- ▶ Any exterior landscaping in the rear of the building shall be complementary to the surrounding plant materials.
- ▶ Based on the engineering assessment it is not suitable for restoration
- ▶ Marked by the fire department

EAST WOODFIELD HERITAGE CONSERVATION DISTRICT

FIGURE GROUND MAP

- Ratio of building to lot area
- 60% lot coverage is common in the neighbourhood
- Proposed is consistent with the area character



- ▶ Public comments in favour - 12
 - ▶ No need for car
 - ▶ Proximity to amenities
 - ▶ Great neighbourhood
 - ▶ Remove a derelict building
- ▶ Comments against; - 7
 - ▶ Density
 - ▶ Lack of parking
 - ▶ Loss of heritage building

AGENCY COMMENTS – NO OPPOSITION

- ▶ Priority walking, cycling, public transit
- ▶ Sustainable features – solar; water collection; permeability
- ▶ Small units reduced energy demand and GHG

ENVIRONMENTAL SUSTAINABILITY

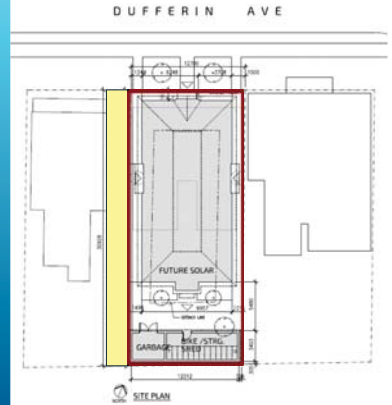
- ▶ An appropriate mix of housing forms
- ▶ Appropriate intensification
- ▶ Sensitive replacement of heritage building
- ▶ Consistent with the PPS 2014

PROVINCIAL POLICY STATEMENT

**REQUESTED URBAN REGENERATION:
467-469 DUFFERIN AVE. SITE PLAN**



**REQUESTED
CONCEPT**



**THANK YOU
WE WELCOME ANY QUESTIONS OR
COMMENTS**

**MARIGOLD HOMES INC. APPLICANT
WILLIAM POL, MCIP, RPP
POL ASSOCIATES INC.**