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
WHY? EXCITING NEW HOUSING FORM

- 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

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

OFFICIAL PLAN AMENDMENT – CHAPTER 10 POLICIES FOR SPECIFIC AREAS

- 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

RESIDENTIAL DENSITY

- 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

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
CONNECTED TO WOODFIELD

ARCHITECTURAL CONTEXT
East Woodfield Heritage Conservation District
Public comments

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

SITE SPATIAL ANALYSIS

WEST

SITE SPATIAL ANALYSIS

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.

EAST WOODFIELD HERITAGE CONSERVATION DISTRICT
ARCHITECTURAL CONTEXT

- Building height: 11.2m
- Building massing
- Fenestration: windows
- Doors
- Building setbacks

EAST WOODFIELD HERITAGE CONSERVATION DISTRICT

- 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

FIGURE GROUND MAP

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

AGENCY COMMENTS – NO OPPOSITION

- 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

ENVIRONMENTAL SUSTAINABILITY

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

PROVINCIAL POLICY STATEMENT

- An appropriate mix of housing forms
- Appropriate intensification
- Sensitive replacement of heritage building
- Consistent with the PPS 2014
REQUESTED URBAN REGENERATION:
467-469 DUFFERIN AVE. SITE PLAN

REQUESTED CONCEPT

THANK YOU
WE WELCOME ANY QUESTIONS OR COMMENTS

MARIGOLD HOMES INC. APPLICANT
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POL ASSOCIATES INC.