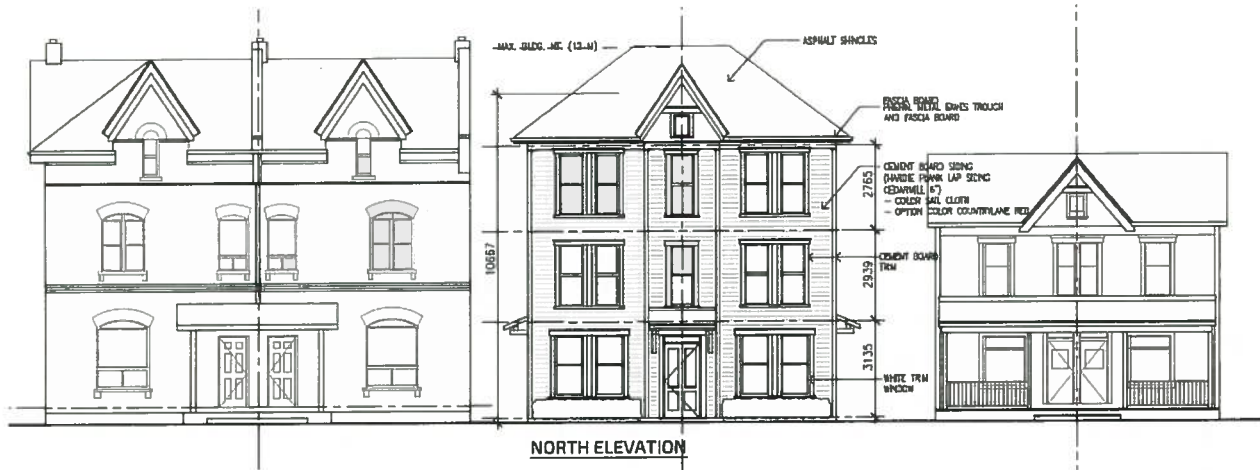


Marigold Homes Inc.
467-469 Dufferin Avenue
London Ontario

Proposed 12 unit micro-suites



Planning Committee Meeting January 22, 2018 (not before 5:30pm)

- no meeting with ^{heritage} staff prior to this or LAC meeting

With our demolition request, we are proposing a new building to replace a derelict building in Woodfield. The new building will house 12 one-bedroom micro-suites with no onsite parking, there will be a detached bicycle garage and enclosed garbage storage.

The technical merits of our plan include:

- Conformance and respect for Provincial Policy Statements;

- Conformance and respect for the intent of the City of London Official Plan;
- Conformance and respect for intent of the London Plan
- Our requested amendment for zoning regulations recognizing the existing development pattern and building form in the area; and
- The proposed building is a good fit physically and esthetically as well as with the intent of Woodfield's motto, "Residential to the Core"

We have shown sensitivity to the heritage district design attributes and we believe this building is compatible with the residential character of the neighbourhood.

We believe this project is a benefit and improvement to the location and neighbourhood.

The London Plan sets out a new approach for planning in London. It emphasizes growing inward and upward, so that we can reduce the costs of growth, create walkable communities, revitalize our urban neighbourhoods and business areas, protect our farmlands, and reduce greenhouse gases and energy consumption. Which is exactly what we have proposed.

The history of the site is what it is. I would urge that members of this committee and council read my submission to LACH regarding the views and opinions of the previous

occupant(s) and note that the 30 years of rhetoric authored by Joseph Marks in the Industrial Banner do not match with today's ideas and sentiment for justice and equality. In fact his ideals promote an "*irrational and racist commentary*".

We have been told by a structural engineering firm that the building should be demolished.

We are more than happy to give the building to the City so that the City can put it at Fanshawe Pioneer Village.

Our proposed development will add to the mix of rental accommodation available in the neighbourhood and we are excited about the property's future.

We have met design criteria, have met the targets in the Provincial Policy Statements, we will provide a unique living environment, we will be providing privately funded affordable housing, we will be reducing urban sprawl and use of existing infrastructure, and will be offering a housing type not readily available within the core area.

We ask that permission to demolish the present derelict building be granted so that our city may embrace the future.

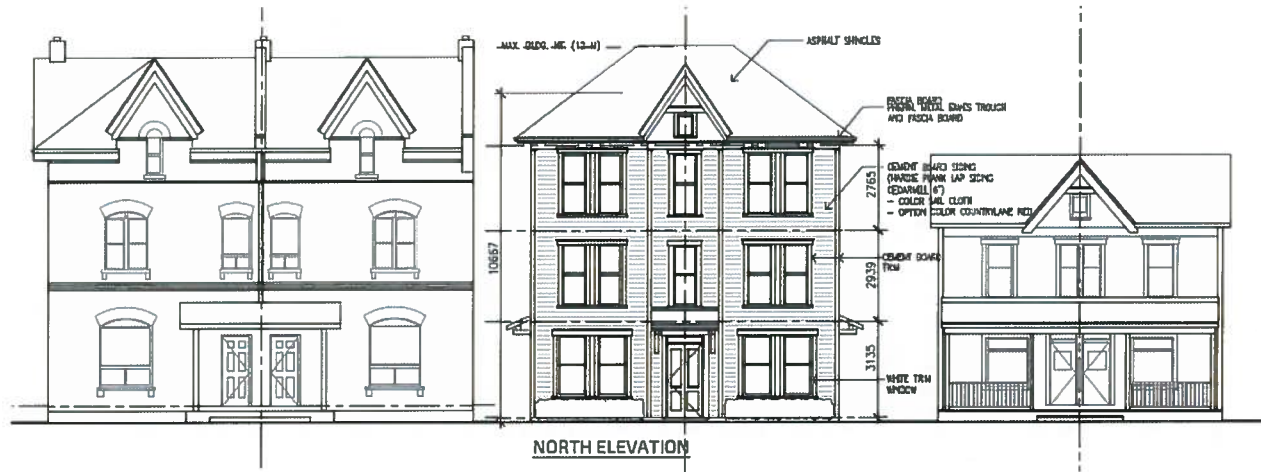
Thank you.

Lisa Lansink, Marigold Homes Inc.

Attached is my presentation to LACH

Marigold Homes Inc.
467-469 Dufferin Avenue
London Ontario

Proposed 12 unit micro-suites



Marigold Homes presentation to LACH, January 10, 2018:

With our demolition request, we are proposing a new building to replace a derelict building in Woodfield. The new building will house 12 one-bedroom micro-suites with no onsite parking, there will be a detached bicycle garage and enclosed garbage storage.

I don't want to focus on all the technical merits of our plan – such as

- Our conformance with provincial policy statements;
- Our conformance with the intent of the City of London Official Plan;
- Our conformance with the intent of the London Plan
- Our requested amendment for zoning regulations recognizing the existing development pattern and building form in the area; and
- The fact that the proposed building is a good fit in the neighbourhood.

I would rather tell you about the project:

We bought this site about 2 years ago in its present condition. It did not have electricity or gas services, it did not have appliances nor did it have furnaces. We bought “as is” to redevelop the site. We took our time to develop a building design and plan for the site that we think is suitable for the

neighbourhood. In fact, my original design concepts for this site were much more modern with little regard for the neighbourhood:



The new building will improve the streetscape. We have taken design elements from surrounding buildings and incorporated the theme of Woodfield’s architecture into this building. We have shown sensitivity to the heritage district design attributes and we believe this building is compatible with the residential character of the neighbourhood.

The vision of the project is for young professionals, recent grads who do not have a car and want to live in their own apartment for the first time. The rents will be affordable for one person so that there is no need for a roommate. This is not to pre-suppose who will end up living here; I am more than confident

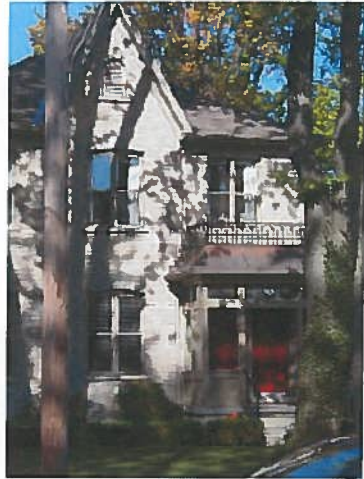
that there will be others who have a desire to live for less with less stuff, less cost, and less space to clean.

A new build will improve the quality of tenants we can attract. Millennial tenants are looking for alternative and creative forms of housing, we may attract tenants who are selling or downsizing and can't find a smaller apartment to move to within the neighbourhood, and to create a location for neighbours who want to stay in the neighbourhood but can't afford the rents that are increasing with each newly renovated century home, let alone the cost to buy one of those homes.

As background, my parents moved my brothers and me to Woodfield when I was in grade 8 – that was 32 years ago. This is our neighbourhood, where we live and work, and this is where we want to see positive changes made. We built our current house in 2001, a house that is not only a triplex and my dad's office, but a house that you cannot tell was built in 2001. It is featured in the WEST WOODFIELD HERITAGE CONSERVATION DISTRICT PLAN as an example of "good infill".

8.2.3 NEW BUILDINGS - Residential

There are a few locations in the residential core area of the West Woodfield Heritage Conservation District where new buildings are likely to be constructed. New or replacement buildings may be constructed in some cases as a result of fire or structural instability. In such situations, new buildings must be designed to be compatible with the heritage characteristics of the West Woodfield Neighbourhood to help retain the overall visual context of the area.



505 Colborne St. – Good infill highlighted by porch detail, copper roof & wrought iron cresting



599 Maitland Ave. – New infill matches the scale of adjacent buildings but permits front yard parking. Parking should be located in the rear or side yard when possible.

<https://www.london.ca/About-London/heritage/Documents/West-Woodfield-Plan-August-2008.pdf>

Our home at 505 Colborne Street is a triplex. We built and live in a triplex because we practice what we preach. We decided to build a multi-family home to do our part in reducing urban sprawl and to encourage infill development.

Similarly, I walk to work and share a car with my parents. My son walks to school. My dad walks to a pub each night, we walk to the Y, the train station, and Victoria Park for events, to the market to shop, and my parents run a home based business which helps keep a vehicle off the road and reduce carbon emissions. We ride our bikes to fish in the Thames River and to play at Gibbons Park.

My brother (who lives in an old south four-plex) and I are the owners of the Dufferin Ave property and have teamed up to build a couple of different projects in both old south and old north. Each project ends up being unique unto itself as each property and project really needs to be individually evaluated and designed for the space in which it sits.

This is true of the development on Dufferin Avenue. It is a unique location, which unfortunately is the only benefit of the property; its location. It is within walking distance to everything that downtown has to offer: work, school, church, parks, festivals, the Y, library, market, and transit. This is a fantastic location with the **stigma** of Woodfield.

Fortunately for us, we believe in the location and neighbourhood. We live half a block from this location and I am not asking for this project to happen in someone else's neighbourhood, I am asking for it to happen in my neighbourhood.

We do think that this is a benefit for the neighbourhood. Not everyone in Woodfield owns a car or wants a large home. There are benefits to living in a smaller apartment. The costs for single people to live in their own space is greatly reduced by the fact that they are not paying for a number of building amenities that are not provided (ie: an onsite gym or party room), there is no need to have a car as there is no onsite parking. We are helping reduce

carbon emission by eliminating parking onsite and encouraging a walking lifestyle and encouraging the use of public transportation. Operating costs are reduced as heating and electricity are less expensive for a small space. My brother describes this best as “housing that is affordable”. Its not affordable housing but by virtue of what we are offering, it is affordable.

There are two car share operations within walking distance. One is Zipcar, 8 blocks away at the train station and another 5 blocks away at the corner of Richmond and Central - and I am actively petitioning Zipcar to install a location within Woodfield. The other is Carshare, five blocks away at the London Convention Centre with other locations at the market and on Talbot Street at the Mary Campbell Co-op. Careshare also has a future location proposed at city hall (two blocks away).

BRT mapping shows the closest location for a stop to be Wellington at Queens, which is 4 blocks away, or an 11 minute walk.

The London Plan sets out a new approach for planning in London. It emphasizes growing inward and upward, so that we can reduce the costs of growth, create walkable communities, revitalize our urban neighbourhoods and business areas, protect our farmlands, and reduce greenhouse gases and energy consumption.

I was recently at a presentation by Sean Galloway (former Manager of Urban Design City of London). To quote Mr. Galloway, at present,

*“20% of growth is infill. If we change to 40% infill, London saves **\$4 billion dollars**”*

That is shocking. Also, the London Plan’s goal is for:

“Mixed neighbourhoods in terms of stock and income and product”

Which is exactly what we have proposed.

Interestingly, Mr. Galloway also stated *“Every neighbourhood changes”*

Sean Galloway at the London Bridge Networking Event, December 6, 2017.

HISTORY:

While we have tried our best to implement good planning rational on this site, I have not had the opportunity to talk to you about history. It is an undeniable fact, our history. When I started researching the history of this site, Woodfield, and London, the thing I noted most was **change**. Over the past 150 years, London has not been static, neither has Woodfield. Each has adapted to modern day life and continues to change with it every day. To try and stop change seems a step backward at this point. When we moved to Woodfield 30 years ago we had a rotary dial phone

attached to the wall in the kitchen. Today, we carry our phones in our back pockets. I think we can all agree that central heating far outranks the use of a hearth to heat our homes today – let alone the benefits of R40 insulation.

I appreciate the research completed by Staff and members of the Woodfield organization on the history of 467-469 Dufferin. *But I am surprised by the gap in the research.*

I cite several passages from a book authored by David Goutor, “*Guarding the Gates; The Canadian Labour Movements and Immigration, 1872-1934*”. David Goutor is an author and an assistant professor at McMaster University, School of Labour Studies).

https://books.google.ca/books?id=LkVLwl-r8KAC&pg=PA71&lpg=PA71&dq=joseph+marks+california+chinese&source=bl&ots=Q8MUS4rB_Q&sig=AyYTbVoQBIX1ethdqeDaP-kj2M0&hl=en&sa=X&ved=0ahUKEwi2_ZHlmcHYAhVI5IMKHS4LDjsQ6AEIXzAO#v=onepage&q=joseph%20marks%20california%20chinese&f=false

GUARDING THE

The Canadian Labour Movement and Immigration, 1872-1934

GATES



DAVID GOUTOR



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no vaccine against racism.⁷² The council continued to understand solidarity to mean uniting white workers against the “Oriental menace.”

The struggles in other countries “to prevent the degradation of white labor by Chinese slave labor” remained a much stronger influence on the attitudes of TLC unionists.⁷³ Every setback to the encroachment of Asians, even if it came in the midst of tragedy, gave unionists cause to rejoice. When San Francisco was struck by the great earthquake and fire of 1906, both the *Voice* and the *Industrial Banner* opined that the “one good result” of the disaster was that much of the biggest Chinatown in the United States had gone up in flames.⁷⁴ The influence of anti-Asian agitation in the United States on the *Banner* was particularly pronounced. Its editor, Joseph Marks, was in Colorado during some of the peak years of the anti-Chinese agitation in that state. Marks claimed to have worked in railway camps in the American west and to have seen first-hand that “the work of Chinamen could not be trusted at all.”⁷⁵

Labour’s exclusionary campaigns in other white dominions of the British Empire further inspired Canadian unionists. They envied the ability of Australian labour to get new and stronger restrictions enacted and admired the determination of white South Africans, who were willing to take their country to “a state of almost civil war over the advent of coolie labour.”⁷⁶ Indeed, labour leaders amplified their protests that while other areas had protected themselves, “Canada, the greatest of all British dominions, is supposed to stand still with folded arms and calmly tolerate this menacing

some unionists, several of the main newspapers, including the *Voice* and the *Industrial Banner*, published derisive commentaries on “Our Glorious Empire.”⁶⁸ Labour papers also continued to praise the efforts of blacks to gain equality and declared them welcome in the labour movement. However, as the *Industrial Banner* illustrated, labour continued to believe that “with the coolie it is altogether different,” and even gestures of support of Asians were out of the question.⁶⁹

Indeed, the leaders of TLC-affiliated organizations continued to show

every perceived encroachment by Asian migrants. The *Industrial Banner* was in an uproar in late 1905 over the opening of a few more Chinese laundries

Copyrighted

72 The "Old Time Question"

and the first Chinese-run restaurant in London, Ontario. The paper declared that the city might as well "make preparations for a Chinese mayor," unless local workers took swift action against the growing menace.⁷⁸

ing in their homelands, quite anxious to march into China with the same message.

For the majority of labour journalists, home missions were a waste of time and energy. Quite simply, the Chinese were incapable of accepting the benefits of the Church. Writing in his monthly *Industrial Banner* in May of 1899, Joseph Marks quoting a clergy friend stated. "He further asserted that it was his belief that for every Chinaman whom the missionaries converted to Christianity, the Chinese were responsible for sending two white men to hell" (*The Industrial Banner*, May 1899).

If that were not enough to discourage the faith from seeking converts, a story and commentary that appeared in the Toronto, Ontario *The Lance* on 26 June 1909 should have done the trick:

In fact, David R. Spencer, former Rogers Chair for Studies in Journalism and New Media at the University of Western Ontario stated: in his article "Race and Revolution: Canada's Victorian Labour Press and the Chinese Immigration Question" stated:

“The depth of their opposition appeared in many forms in the Canadian labour press of the period. It is here that one can sense precisely how emotional, irrational and racist the commentary was.”

**RACE AND REVOLUTION:
CANADA'S VICTORIAN
LABOUR PRESS AND THE
CHINESE IMMIGRATION
QUESTION** DAVID R. SPENCER

Abstract

In the closing years of the Victorian Age, thousands of labourers from China and the Indian subcontinent were imported into Canada to help build the new country's infrastructure. In particular, these workers were employed laying the tracks for the cross country Canadian Pacific Railway. Although most workers professed to be only temporary wards of the state, hundreds if not thousands chose to stay in the Pacific Northwest and establish communities. This sense of permanence brought a strong reaction from Canadian labour unions most of whom adopted official policies demanding that Chinese and Asian labourers be deported from the country. The depth of their opposition appeared in many forms in the Canadian labour press of the period. It is here that one can sense precisely how emotional, irrational and racist the commentary was. The labour community, which pictured itself as the agent of reform in the country turned violently reactionary when confronted with this issue. The vitriolic racism that appears in journal after journal has done much to diminish the sense of reform to which labour subscribed in that period.

David R. Spencer is the Rogers Chair for Studies in Journalism and New Media at the University of Western Ontario, London, Canada, email: dspencer@uwo.ca.

15 **the public** Vol.12 (2005), 1, 15 - 32

https://www.google.ca/search?ei=5t1PWvKNHoKKjwS3hbzYDQ&q=race+and+revolution+canada&oq=race+and+revolution+canada&gs_l=psy-ab.3...17347.18492.0.19867.8.7.1.0.0.0.174.942.1j6.7.0...0...1.1.64.psy-ab..0.6.782...0j0i22i30k1j33i22i29i30k1.0.aLXZSZM0a_Y

With recent protests and violence in Charlottesville and the removal of Confederate monuments in the Southern US, and the debates around John A MacDonald (Canada's first Prime Minister) and requests for the removal of his name from Canadian public schools based on his atrocious treatment of Canada's indigenous people, and with today's sentiment for justice and equality, I cannot support the glorification or celebration of Joseph Marks.

I understand that racism was prevalent in the 1800s, but for us to willfully accept the good without reflecting on the whole story would be completely naive of us.

At my first meeting with members of Woodfield and city staff to discuss the demolition and project, I asked if the Union (as I understood Mr. Warren is a member or involved with the union) or City would like to buy the site for the home of the union and or museum. Neither wanted to buy the site.

Further, the Ontario Public Service Employees Union (OPSEU) at present has no desire for the building to be preserved, stating:

*“Should there be a supportable historic “Labour Connection”, not that I have heard this in the London Labour Movement besides from Gil Warren, **the site can be plagued [sic] as such.** I regularly attend London District*

Labour Council and have not heard any support or need for this connection mentioned in those meetings.

*Phillip M. Shearer
Region 1 Executive Board Member
Local 112-153
Ontario Public Service Employees Union (OPSEU)*

Further, Strik Baldinelli Moniz, a structural engineering firm, completed a Condition Assessment Report in December 2015 and has recommended that the building be demolished:

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.

Also, we, the Lansink Family, went and attempted to talk with each of the neighbours in a 120m radius. The majority of the people we talked to supported our application. Also, we received over 100 signatures in support of the application (it being noted that there were two signatures NOT supporting the development).

My goal tonight was to provide for you a second look at the information presented to you and to let you know our passion for both this project and our neighbourhood.

Our proposed development will add to the mix of rental accommodation available in the neighbourhood. We are excited about the property's future.

We have met design criteria, we will provide a unique living environment, we will be providing privately funded affordable housing, reducing urban sprawl and use of existing infrastructure, and will be offering a housing type not readily available within the core area.

We ask that permission to demolish the present derelict building be granted so that our city may embrace the future.

Thank you.

Lisa Lansink, Marigold Homes Inc.

From the City of London's "*East Woodfield Heritage Conservation District Study*":

Page: III-18

<https://www.london.ca/About-London/heritage/Documents/East-Woodfield-Heritage-Conservation-District-Study-PartsIII-IV-July1992.pdf>

Demolition of a property cannot be refused by municipal council but may be delayed for up to a maximum of 270 days. Additionally, the City of London is enabled under special legislation, Bill 18, to require the obtaining of a building permit prior to the demolition of any heritage property. This provision seeks to ensure that there is a viable use and building for an otherwise vacant property and that the replacement building is suitable for the lot and streetscape.

In order to provide for an expeditious review of changes within the district, property owners should consult with City staff informally and at the earliest opportunity. Guidance on sympathetic alterations and favourable conservation initiatives will be found in Part II, sections 3 and 4 of the district plan.