



Parkdale



Photos of Infill Housing in Parkdale

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Both are Contextual Approvals – Built and sold during the same time period

The most unattractive duplex

- No differentiation other than material
- No landscaping – one tree planted
- Low quality materials – especially windows
- No design – a big brown box
- On the market for over one year – sold in the \$700,000 range



The most attractive duplex

- Differentiation of the units
- Design is attractive and pleasing, many “bump outs” add interest
- Use of variety of materials
- Retained many existing mature trees and planted new trees front and back
- On the market for < 3 months, sold both units in the \$900,000 range



Context of the Neighbourhood

No differentiation of the units - identical
Institutional design – does not look like housing
No respect for height and massing to the adjacent bungalows
What is the purpose of the centre wall above the second level????
Even the landscaping is identical – developer did plant the compulsory 2 trees



Attractive and pleasing design
Fits with the neighbourhood
Units are well differentiated
Variety of materials used effectively



Overuse of a Design 5th Ave NW

Semi detached on a corner lot

Left side unit: Home owner underwent a substantial landscaping project last summer

Right side has 1 developer tree only, so did the left side - home owner enhanced the appearance with attractive landscaping and new fencing



Comment: This developer is prolific with this design. Same design is located 2 blocks away also on a corner. This design is very common and frequently seen in other inner city neighbourhoods. How many times can a developer use the same design over and over in the same neighbourhood?

Examples of the Variety in Parkdale

Single family Home

- Lacks character, quality
- Poor design with “stone floating in the air unsupported”
- Lot was clear cut and no trees were replaced
- Garage is a square box and does not “fit” with the house design – no connection to the house design



Fourplex

- Differentiation of the units
- Interesting and unique design for a fourplex
- Landscaped with many trees and shrubs, variety of deciduous and coniferous trees



No Respect for the Grade



**Three semi-detached units
approved within weeks of each other
– each by a different file manager – no
communication to note that 3 in a row
were being approved**

- **Overpowering adjacent bungalow
with height and massing**
- **No attempt to step the unit on the
lower grade**
- **No landscaping**



No Respect for the Grade

Overpowering the adjacent bungalow with height and massing

No attempt to step the unit on the lower grade

No landscaping – trees are City trees – no new trees planted

No differentiation of the units - identical other than wood finish on the unit to the right



Respect for the Grade



These semi-detached homes were stepped down with the unit beside the bungalow lower than the unit on the left of the photo

- **Lessens the height and massing impact to the bungalow**
- **Clear differentiation of the units**
- **Landscaped each unit**



Repetition of 5 New Infills – 35 A St NW



These 5 new homes replaced 3 bungalows on 175 ft. 3 different developers. All listed for over 16 -18 months and 2 sold in June, 3 still on the market. Over 40 trees were clear cut and only 5 City trees remained. Two homes did not plant any trees. City planners worked in isolation. 5 square boxy homes approved in a row – 1 DP and 4 contextual – no consideration for the streetscape or existing homes Note : the first home developer planted 13 trees and shrubs. Asking price is \$2,100,000



Repetition of 5 New Infills – 35 A St NW



This is the future when the next same 2 homes are built – contextual therefore no means to appeal – 8 homes in a row on 35A St NW. Is this good planning?

**This home is the 6th home – 10 years old and owners planted many trees and shrubs.
The developer has purchased the only bungalow on this block which is next door to this home and will be replicating the same 2 homes on that site.**

