

# Intensification in Ottawa's Neighbourhoods (ION)

DRAFT COMPREHENSIVE REPORT  
September 2021



Project Intent: To model new development and change in existing *neighbourhood fabric* in Ottawa. *Neighbourhood fabric* refers to the physical form of urban areas consisting of streets and dwelling units within neighbourhoods, and does not include existing main streets, traffic corridors or transit nodes.

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# An Introduction to Intensification in Ottawa's Neighbourhoods (ION)

## What is the purpose of ION?

ION will demonstrate how Ottawa can improve intensification in neighbourhoods such that existing neighbourhoods in Ottawa can become healthier, happier, more equitable places to live. Greenhouse gas emissions can be dramatically reduced, and infill can bring the housing we want and need.

ION will *model* infill housing patterns, together with possible neighbourhood improvements with new small shops, trees, walking and biking paths, recreational facilities, parking, transit. Most importantly, ION will *model* the interdependence of various elements of change in neighbourhoods, and provide a more comprehensive picture of potential neighbourhood evolution.

ION will support informed decision making about municipal regulations and investments, and allow for informed and more meaningful stakeholder involvement.

ION will *model* the cumulative impact of neighbourhood change in terms of population increases, car-centric vs active lifestyles options, emission reductions, dwelling unit diversity, and changes in amounts of soft landscaping. For the purposes of this modeling exercise, baseline assumptions regarding municipal regulations and investments will be set to reflect Official Plan objectives and to meet Official Plan targets. However ION will not model and simulate all the regulatory frameworks described in the draft Official Plan, as its language is imprecise and proposals are too complex to be modeled.

## Who is behind ION?

The ION Project has been initiated and is being undertaken by Rosaline J. Hill Architect Inc. with the help of Walkable Ottawa collaborators. Rosaline is an architect and development consultant. She works for infill developer clients to determine their best development options, and has designed award winning infill housing projects. Rosaline founded Walkable Ottawa in May of 2020 so that stakeholders could work together to find solutions and actionable steps toward improving Ottawa's neighbourhoods.

The scope of the ION work necessarily includes the collaborative input, insights and contributions of a broad range of stakeholders, including members of the People's Official Plan group, the Urban Infill Council of the Greater Ottawa Home Builders Association, and Ecology Ottawa. Walkable Ottawa will continue to play a key role in organizing and coordinating this collaboration, ensuring that all voices are heard and that transparency is maintained throughout. Collaborative work includes data gathering, review and critique of the approach, process, method, and baseline assumptions, as well as suggestions for variations to baseline assumptions and targets to test alternate ideas.

## Why is this work important?

In the context of the visionary aspirations of the new Official Plan, this kind of modeling of neighbourhood infill is unique and critically important. The City of Ottawa (the City) does not have a tool to test the results of proposed regulations in the context of its construction and real estate markets. Data output from modeling as well as 3D visualizations will enable stakeholders to problem solve together, and to chart a new and significantly better direction for our neighbourhoods. ION output can be used to build consensus around proposed criteria for new regulations and to target municipal investments in neighbourhood amenities. ION output can also be used as a basis for financial modeling that would evaluate economic sustainability (ie. costs and benefits) for our City.

The new Official Plan allows for a plethora of regulatory approaches for guiding the evolution of our neighbourhood fabric. This may include a combination of *prescriptive, form based, intensity, and exclusionary zoning*. However, it provides little direction about how the City and relevant stakeholders will identify, prioritise, and resource municipal investments in existing neighbourhood fabric. The insights gained from ION could allow the City's plan for neighbourhoods to unfold with clarity and purpose.

## What insights have been gained so far?

The early results of this modeling work are encouraging. It seems clear that with a significant shift in municipal regulations and accompanying investments for neighbourhoods, residential densities would increase together with housing choice. Neighbourhoods can be intensified and tipped from significant car-dependence to a mix of active lifestyles without significant increases to building heights or reductions to setbacks. Emissions can be dramatically reduced as a result of the reduction in car dependence. Percentages of soft landscaped surfaces can be maintained or increased, as well as tree rooting volumes. Housing options on neighbourhood streets can become more diverse with a mix of unit sizes and tenures more closely aligned with our city's demographics and needs. Business models for infill development can improve, which will unlock more construction of the housing so desperately needed. Conflict between developers and residents can be diminished with clearer, simpler rules. Residents' knowledge of their neighbourhoods can be leveraged to guide neighbourhood renewal and build support for modest change. By targeting density and identifying suitable walkable locations, small businesses can thrive in all Ottawa neighbourhoods. Many neighbourhoods can intensify by 1.6 to 2.4 times their existing populations, without sacrificing the visual and functional characteristics of neighbourhood streets.

ION will remove speculation, allowing discussions and decision making that is based on information. This includes three-dimensional visual representations so stakeholders can better assess the impact of different build forms on the street, as well as quantified projections of key neighbourhood elements (ie. density, tree canopy, etc. ). ION will allow the creation of a realistic and more complete vision for our neighbourhoods, along with a clear understanding of the regulatory framework and municipal investments required to get there.

## Definitions

*Building Footprint* = two dimensional representation of the shape and area of a building where it touches the level of the ground.

*Delightfully walkable and complete community* = a neighbourhood where it's easy, safe and enjoyable to walk to most daily destinations, and to reliable and efficient public transit. In order to be 'safe', there must be walking paths that are separate from other means of transport and free of snow and ice. In order to be 'enjoyable' for all ages and abilities, the streets must be lined with buildings that are animated with windows, doors, porches, patios or similar and there must be at least intermittent tree canopy. Streets must have regularly spaced benches for pedestrians to stop and rest, with shade trees.

*Development Form Study* = analysis of the shape and dimensions of a building or buildings that could be built on a property.

*Development patterns* = the forms of development that are repeated by developers because they are practical, permitted and profitable; permitted by applicable regulations, on available land, a product that is widely marketable, easily developed in cost effective timelines, and costs less to develop and build than the final sales price

*Development Yield Study* = analysis and diagram of the shape and dimensions of a building(s) that could be built on a subject property and, of all the options available, would yield the greatest return on investment. Also referred to as *Highest and Best Use Study*.

*Dwelling unit* = habitable space including kitchen and bathroom, intended for one housekeeping group of residents.

*Dwelling unit per net hectare* = a measure of residential density; the ratio of residential units (homes or apartments) contained in an area, expressed in net hectares. See *dwelling unit* and *net hectare*.

*Net Hectare* = Resulting hectares after exclusion of public infrastructure (roads, sidewalks, rights of way, parks) and high-rise buildings (R5 zoning designation). Only privately owned residential land is included in calculations.

*Gentle density* = infill housing comprising low to mid rise, multi unit buildings that are sized to compliment existing context.

*Ground oriented housing* = dwelling units that have direct access to the ground from an exterior door at ground level or a short flight of steps above the ground.

*Highest and Best Use Study* = See *Development Yield Study*.

*Housing Typologies* = residential buildings that fall into set design categories that include: single family house, semi detached, or apartment

*Model of development patterns* = the mathematical, logical and graphical simulation of *development patterns*, based on defined regulations, information about land availability, market forces, and construction constraints.

*Modeling Baseline Assumptions* = defined factors that inform or influence the model, including proposed regulations to be modeled.

*Neighbourhood social fabric* = the people and social structures that connect residents within a neighbourhood.

*Neighbourhood urban fabric* = the buildings, roads, paths and landscapes in those parts of the city that are occupied predominantly by residential buildings, not including busy corridors, mainstreets or transit hubs.

*Draft Official Plan* =

*Regulatory threshold* = aspect of municipal, provincial or federal regulations which individually, collectively or in combination with market forces or construction economies, create a margin at which development patterns shift, or a magnitude above which development is not profitable (line that developers do not cross lightly, or in small measure).

*Small format commercial* = small retail outlet as opposed to big box store. For example, a local convenience store, curated thrift shop, local grocers, ice cream store, or coffee shop.

Soft Landscaped Surfaces =

*Temporary / Transitional Parking* = parking space(s) regulated to allow parking for many years and then replaced with other uses when an area becomes *delightfully walkable and complete*.

*Transit node* = areas that surround rapid transit stops and that are designated for high density mixed use development in recent City planning documents.

*Walkable Infill Housing* = New housing built in an existing or soon to be *delightfully walkable and complete community*. This housing will be constructed on an empty lot or following the demolition of an older building. *Walkable Infill Housing is characterized by street facing facade(s) designed to enhance the pedestrian experience, and with an increase in the number of dwelling units without significant amounts of permanent parking.* (It is impossible to finance

this type of development outside of a *delightfully walkable and complete community* unless there is *transitional parking* and the area is on a clear trajectory to become walkable.)

**Zoning, Exclusionary** = municipal regulations that are often a combination of functional and prescriptive zoning. In the context of market forces, these regulations purposefully or consequently exclude forms of development for certain areas, at the same time excluding certain demographics or causing geographic social sorting (example: residential zoning in Ottawa).

**Zoning, Form Based** = municipal regulations that limit new construction or renovation of buildings by limiting the outside form of a building rather than the lot, the use, or the typology of housing.

**Zoning, Functional** = municipal regulations that limit new construction or renovation to certain uses and built forms, including commercial, institutional and single family housing.

**Zoning, Intensity** = municipal regulations that limit new construction or renovation with minimum or maximum densities.

**Zoning, Prescriptive** = municipal regulations that require new construction or renovation to meet certain standards, examples include limiting setbacks, heights, location of entrances or requiring minimum lot widths or areas.

**3D Computer Modeling (3D Modeling)** = the use of computer software to create a three dimensional digital representation.

**613 Flats** = see Appendix 3

## ION Work Plan Outline

Here is a quick breakdown of our modeling methodology. There are several factors that shape change in neighbourhoods, two of which are renewal due to municipal investments, and infill development. Neither is random. Municipal leaders make decisions about investments. Developers systematically analyze market demand and regulations to find good business opportunities. Municipalities can change regulations and investments to significantly change the way neighbourhoods evolve.

Accurate modeling and projections of upcoming changes in our existing neighbourhoods requires a clear understanding of the dynamics of change, and particularly of infill development choices. So modeling work begins with research and analysis.

Next, it is important to be very clear about what is being modeled. Modeling assumptions set the stage for simulation, by clearly defining what municipal regulations and investments will exist in this future projection. Official Plan proposals for simple regulations, walkability, equity and certain rates of intensification are foundational to this model. Neighbourhoods are generally assumed to retain their existing characteristics of maximum building heights and spacing.



### Intensification in Ottawa's Neighbourhoods



Analyzing,  
understanding  
and sharing info  
ABOUT

How  
neighbourhoods  
change, evolve  
and intensify.



### ION base model assumptions

- municipal regulations
- municipal investments
- development predictors
- community aspirations and objections

SET TARGETS:  
Intensification  
Active Transpiration  
Neighbourhood completeness  
Trees and Landscaping



### What is *modeling*?

Modeling is the simulation of what would or could happen under certain defined circumstances. ION is a simulation of what would happen if neighbourhoods stopped evolving in the way they are now, and instead were shaped by new regulations to promote renewal, walkability and multi unit infill, without much change to the size or rhythm of buildings along our neighbourhood streets, protecting valued characteristics and space for trees.

### Why should we model our neighbourhoods?

Modeling allows us to test ideas and envision our future. Information and collaboration would replace speculation, fear and division. And modeling allows us to plan a path from where we are now, to where we want to be -- a path that is clear and a plan that is robust. When we have a model to help us understand potential infill development, and factors that affect infill numbers, we can make choices to upgrade municipal services to pre-emptively meet the needs of a growing population. Modeling informs work to protect valued characteristics of our neighbourhoods and balance values and goals.

Ottawa's neighbourhoods within the greenbelt are divided into study areas. Layers of mapped data are gathered, including numbers and sizes of lots, building heights and setbacks, percentage of tree canopy, age of development... all the data that informs infill development or affects the amounts of infill built.

Infill development options are analyzed systematically by building size. Options are identified with diagrams and notes, showing the orientation and quantities of dwelling units that would be profitable in these different sizes of buildings. Following baseline assumptions, buildings are regulated by their outside form, not the orientation or quantity of units within. Options for dedicated or shared entrances are noted, as well as other features of significance to development and construction.

Lots are systematically analyzed by applying baseline assumptions, to determine what size, shape and height of building would be likely, as well as the amount of the lot that would be undeveloped, soft landscaped and available for tree roots. The applicable built for solutions are listed.

## Mapping Neighbourhood Fabric by area

... areas with similar features that impact development patterns and neighbourhood acceptance of infill



## Development Analysis by Footprint Size



## Development Analysis by Lot Size and Orientation



## Why is walkability a focus of this modeling?

Rates of infill housing and walkability are interdependent. On site parking takes a lot of space, so if infill developments have on site parking, they have fewer infill housing units. But infill without permanent parking isn't viable in areas that are not yet walkable, unless there is transitional parking and a clear transition plan. Large amounts of car-centric infill creates gridlock. Large amounts of walkable infill allows existing residents to benefit from the upgrades that make a neighbourhood *delightfully walkable and complete*.

## Will this modeling lead to more change in my neighbourhood?

No, for most areas this modeling will demonstrate that the valued features of your neighbourhood do not need to change. Infill is sized to 'fit-in'.

Yes, for most areas this modeling will demonstrate that healthy infill patterns depend on neighbourhood upgrades, including tree planting, park upgrades and new pathways.

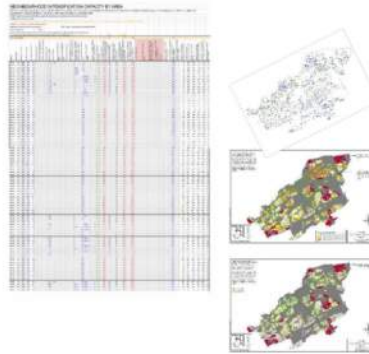
Yes, modeling will demonstrate the potential for new small shops at walking distance to homes.

Yes, your neighbourhood and your streets will become more animated; porches and terraces, people walking and biking.

Data is compiled by mapped area and tabulated to understand the effect in each area and in Ottawa as a whole: the number of new dwellings, the types of new buildings, the numbers of people living in delightfully walkable and complete communities after 25 years of renewal.

Reposts interpret the modeled data, providing contextual information and including 3D visualizations; a full report to document the city's neighbourhoods and the overall impact of intensification and neighbourhood renewal, and reports individual to neighbourhoods.

## Data Collection



## Data Output and Interpretation

What should I do to support renewal in my neighbourhood?

- Talk to your City Councillor about having these ideas added to our Official Plan; modeling of infill and neighbourhood renewal, action plans for transitions to *delightfully walkable and complete communities*, infill that 'fits-in'.

- Join Walkable Ottawa as we advocate and problem solve together.

[www.walkableottawa.ca](http://www.walkableottawa.ca)

- Ask your Councillor or Neighbourhood Association to help fund this modeling project by purchasing a *Neighbourhood ION Report*.



# ION Baseline Assumptions

ION modeling is the simulation of renewal and intensification in Ottawa's existing neighbourhood fabric, based on the principles of walkability, equity and simple form based regulations. The following information underpins ION modeling. Sources are identified in brackets. Some are documents, others are groups of people who have provided expert advice or shared experiences.

UIC = Urban Infill Council or the Greater Ottawa Home Builders Association

WO = Walkable Ottawa

OP = Official Plan, Ottawa

POP = People's Official Plan

BIA = Business Improvement Area

- Our City's population is projected to grow by 40% over 25 years. Ottawa has committed to locate the majority of new households in existing built up areas. (*see draft OP*)
- No more than 30% of dwelling units currently in Ottawa are in apartments, rather than homes lining neighbourhood streets. There is no reason to believe that this % will change over the next 25 years.
- If our City's population increase is to be absorbed within existing urban areas without proportionate investments in roads and massive roadway upgrades, these new dwelling units must be built without many parking spaces. (*see draft OP*)
- Our City cannot meet its Greenhouse Gas Emissions targets without a significant shift from car-dependant lifestyles to active lifestyles and public transportation. (*see draft OP*)
- Our neighbourhoods must become more equitable and diverse. (*see draft OP*)
- Developers study housing demand, and build to meet demand so long as this is profitable. (*UIC*)
- In neighbourhoods that are not walkable and complete, developers cannot finance infill housing projects without parking, unless transitional parking is available and the area is on a trajectory to soon become *delightfully walkable and complete*. (*UIC rep mtg 210909*)
- In order for an existing neighbourhood to become *delightfully walkable and complete* it must undergo an assessment of it's features, measured against anticipated infill and population increases. Then a plan for municipal upgrades must be developed in consultation with residents, in a collaborative planning process. (*POP/WO*)
- New homes at higher densities are needed in existing car-dependent neighbourhoods, together with a prohibition on **additional** car-centric (big box) large format commercial and office developments in neighbourhood fabric **and** along traffic corridors nearby. The increased demand for shops and office space that is generated by a neighbourhood's population increase, will then be absorbed by new small format developments, with the potential to become walking destinations and vibrant urban places.
- Large residential, commercial, office, recreational or educational buildings, when located within *neighbourhood fabric*, make a neighbourhood less walkable when they; have long dull facades fronting a street, attract a lot of vehicular traffic, have large parking lots visible from the street, do not have entrances at the regularity typical to the

neighbourhood, do not have public or semi public spaces facing the street (patios, balconies, porches, active gardens), fence off areas of landscaping, or prevent pedestrian movement along urban desire lines.

- Residents are experts in their neighbourhoods and skilled at identifying appropriate locations for new walking destinations, either as veins or nodes, for small shops, etc. (WO)
- Neighbours, residents, and consequently their City Councillors will not support changes to neighbourhoods that; significantly increase building heights, significantly reduce potential for tree rooting, significantly increased areas of hard surfaces, change the rhythm of buildings along the street, diminish the pedestrian experience along the street, force them to give up their cars, or dramatically reduce available parking. (WO)
- Almost all residents of existing neighbourhoods feel that they are overlooked for municipal resources, which are perceived to be 'spread thin'. Increasing population densities within our neighbourhoods could allow more concentrated municipal spending.
- The complexity of existing regulations shuts residents out of development discussions and breeds mistrust. It also increases the cost to build new homes and slows development. (POP, UIC)
- *Regulatory thresholds* distort housing supply such that it does not tend to meet demand. Instead, investors will target 'sweet spots' or development opportunities that allow them to avoid certain rules or fees. This was highlighted in the City's R4 study. Provincially imposed regulations result in some *regulatory thresholds* and will be taken into account in this study. For the purposes of this model, municipal zoning will be assumed to have no threshold clauses. Examples of Provincial *regulatory thresholds* include Ontario Building Code requirements of fire protection of stacked units when there are more than two (OBC definition of a 'house') and Planning Act Requirements for Community Benefits Fees over a certain number of units. Examples of existing *Municipal threshold* regulations include Site Plan Application requirements for 4 or more units as well as existing zoning by housing typologies. (UIC, Rosaline's expertise)
- In today's housing and land supply shortage, zoning by housing typology prevents desirable dwelling diversity and produces infill patterns that do not adjust or respond easily to changing real estate demands (ex multi-gen households, aging adults). (UIC, Rosaline's expertise)
- There is an extreme shortage of housing for aging adults in *neighbourhood fabric*, and many seniors would like to live on a quiet neighbourhood street. (WO)
- New buildings that may become small shops and are located on veins or nodes identified by residents to be ideal for future small shops, must be built with their ground floor spaces at the level of the sidewalk, so that their ground floor spaces are accessible.
- Small residential infill buildings typically have ground floors 3 to 5 feet above grade, and living spaces in the half basement, unless there is lots of bedrock. (UIC)
- Residential buildings regulated to have ground floor space at the level of the sidewalk will not be developed unless they have the same amount of usable floor space as buildings on adjacent streets. Therefore it is necessary that buildings at future walkable shopping destinations are zoned to a building height one half storey taller than surrounding neighbourhood fabric. (UIC, Rosaline's expertise)

- New home production in Ottawa does not track with demand or need. Examples include the shortage of smaller units documented in the City's R4 Study, the lack of housing options for multi-gen households, the lack of housing designed for aging adults who wish to live on quiet neighbourhood streets, housing affordability, housing shortages.
- Office space must be located over small shops in order to provide 'daytime shoppers' and allow small shops to succeed. (WO&BIA's)

**Based on this information, ION modeling assumes that the following principles would be used to draft a new municipal regulations for *neighbourhood fabric* in all areas well served by public transit:**

- *Form Based Zoning* would replace *exclusionary zoning* by *housing typology*. Zoning would be simple. It would regulate building setbacks, widths, heights and street facing features, but not housing typologies or the type, size or quantity of dwelling units within a building. (Unit and room size minimums are regulated by the Ontario Building Code.)
- Neighbourhoods that are now 1 or 2 storeys in height would be zoned to receive infill of no greater than 2.5 storeys in height.
- Neighbourhoods that now have 3 storeys buildings and/or are zoned for 3 storey buildings would be zoned to receive infill of no greater than 3.5 storeys in height.
- Veins and nodes identified by residents as ideal locations for future small shops would be zoned to allow all uses and prohibit 'nuisance'. Building height would be limited to ½ a storey taller than the surrounding or abutting neighbourhood zoning.
- Neighbourhood streets would be zoned to include dwelling units of all sizes and tenures, daycares of all sizes, schools, home business, transitional parking lots, parks of all sizes and retirement homes.
- Front and corner side yard porches, balconies, terraces and other semi private outdoor places for active occupancy would not be restricted, except to allow for tree roots. For modeling purposes it will be assumed that hard landscaping, decks, porches and patios would take up a space equal to 25% of the building footprint.
- Entrances and windows would be required to animate street facing facades in order to facilitate the transition to delightfully walkable streets.
- Front yard setbacks would match existing zoning or existing conditions, whichever is smaller, but the distance from the front wall to the street or sidewalk edge will never be less than 6m, in order to allow rooting space for trees.
- Front facades wider than 6m would have 33% of the facade set back an additional 1.2m
- Side yards would be at least 1.2m on one side and 1.5m on the other side, on interior lots.
- Rear yards would be at least 28% of lot depth.
- On corner lots; corner side yard setbacks would be 25% of the lot width typical to that neighbourhood, side street facing facades would have an additional setback at the midpoint 10% of the facade set back an additional 1.2m, rear yard setbacks would be 1.5m, an additional interior rear yard would be 28% of lot depth and 33% of lot width.

This would result in a developable area on corner lots similar to that of interior lots, making them equally likely to be redeveloped.

- The maximum width of a facade on a building's front or corner side would be 35m.

The level of detail provided here is enough to model consistently. This does not represent a full or complete proposal for zoning regulations.

**Further to this, ION modeling also assumes that municipal regulations would:**

- Simplify all development application processes and shorten all application timelines such that developing multi unit infill in existing neighbourhoods would be no more complicated or time consuming than it is to develop a single family home today.

**The following assumptions about parking regulations would apply:**

- A variety of transitional parking options will be permitted, as identified to be appropriate in each neighbourhood, with the input of residents and housing industry members (see Appendix 2)
- New permanent on-site parking would be limited such that the total amount of on-site paving (for parking) must not exceed 1.6 times the area of the parking spaces (see Appendix 6)
- Front or corner side yard facing garage doors would not be permitted unless they lead to shared underground (or half basement) parking.
- Permanent on-site parking would not be permitted to take up more than half of the rear yard.
- Transitional parking would be permeable

**Further baseline assumptions include:**

- Streets without sidewalks will have parking limited to one side and a paint-line temporary sidewalk will be added to the other side of the existing pavement.
- Neighbourhoods that presently have very low *Walkscores* and *limited transit* are not likely to attract *walkable infill*, as this business model would not be easily financed.
- The turn-over of developable land will be at a rate of 1 lot in every 100 per year, if regulations and neighbourhood context are such that development business models are strong and developments can therefore be easily financed.
- Neighbourhoods built after 1980 are likely to have larger homes and sales values too high to meet development proformas. These areas are therefore unlikely to receive significant amounts of infill development over the next 25 years.

**Further baseline assumptions specific to multi unit buildings include:**

- Dedicated stairs and entrances are of greater monetary value over shared stairs and shared entrances / exits. (*UIC*)
- Building *CB*ode and AODA requirements for accessible units affect development options
- Units larger than 1600sq.ft. are in significantly lower demand and will not be a predominant pattern in new urban housing (*UIC*)
- Units smaller than 450sq.ft. are in significantly lower demand and will not be a predominant pattern in new urban housing (*UIC*)

- Developments are generally more profitable when they include more-smaller-units, rather than fewer-larger-units, if demand exists equally for both. However, the value of dedicated entrances very often exceeds the value of more-smaller-units. (UIC)
- Units that can be individually owned or owned in pairs (primary unit plus basement rental), are more valuable to develop than units that can only be owned as investment properties and rented. (UIC)
- Condominiums are not affordable legal structures for less than 15 units. (UIC)

**ION baseline assumptions include, as a placeholder:**

- Historically designated areas are assumed to have half the development potential of other similar areas. It is outside the scope of this study to analyse the impact of historical designations on infill rates or other neighbourhood changes. This 50% factor is being applied for modeling purposes.

## Maps

The maps in this section focus on the inner urban area of the City of Ottawa, using the greenbelt as an outer boundary. Many of the maps have a grey hatch masking all areas that are not *neighbourhood fabric*. Retail, industrial lands, park lands, institutional, high density residential (i.e. towers which are unlikely to be developed at a higher density), and transportation related lands were masked by grey hatch, and centertown as well. The remaining *neighbourhood fabric* is the subject area of this study.

The *neighbourhood fabric* was then broken down into small areas for analysis, and numbered by ward, then subset. Each small area covers an area of relatively uniform built characteristics and/or zoning designations, and may be delineated by natural/artificial boundaries that exist in that part of the city.



## Form Studies by Footprint Size

The most commonly anticipated forms of infill housing within *neighbourhood fabric* will be on single lots. Some larger developments can also be expected on consolidated lots, but as per the baseline assumptions, building widths will be limited.

The following Form Studies show development options for various sizes of buildings, based on ION's baseline assumptions. To complete a Highest and Best Use analysis for a specific lot, this "menu" of development options would have to be compared to market demand specific to a area, with additional consideration given to *development thresholds* (some are noted in the check boxes). Note: The Ontario Building Code definition of a 'house' is a critical *development threshold*, as building under OBC 'house' regulations is simpler and more affordable.

<b>Form Studies by Footprint Size</b>		
<b>Footprint</b>	<b>Bldg Width</b>	
<b>footprint &lt; 900 sq.ft.</b>	> 15'-0"	completed
<b>900 sq.ft. &lt; footprint &lt; 1,000 sq.ft.</b>	> 15'-0"	completed
<b>1,000 sq.ft. &lt; footprint &lt; 1,200 sq.ft.</b>	> 15'-0"	completed
<b>1,200 sq.ft. &lt; footprint &lt; 1,500 sq.ft.</b>	> 15'-0"	completed
<b>1,500 sq.ft. &lt; footprint &lt; 2,000 sq.ft.</b>	> 31'-0"	completed
<b>2,000 sq.ft. &lt; footprint &lt; 2,200 sq.ft.</b>	> 31'-0"	completed
<b>2,200 sq.ft. &lt; footprint &lt; 2,500 sq.ft.</b>	> 31'-0"	completed
<b>2,500 sq.ft. &lt; footprint</b>	> 56'-0"	

# ION Modeling Report

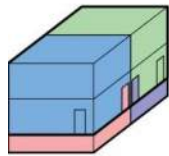
Modeling 25 years of renewal and intensification in *neighbourhood fabric*

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## 1,000 < Footprint < 1,200 sq.ft.

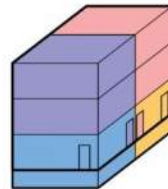
LOT AREA - no max or min  
FOOTPRINT (f) - 93.1m<sup>2</sup> - 111.5m<sup>2</sup> (1,000sq.ft. - 1,200sq.ft.)  
BLD'G WIDTH - 4.5m (15'-0") MIN



### 2 1/2 STOREYS • 4 UNITS

2 UNITS AT (f - 75 sq.ft.)  
2 UNITS AT ((f / 2) - 75 sq.ft.)

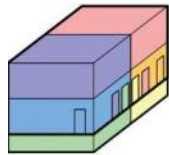
- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



### 3 1/2 STOREYS • 4 UNITS

4 UNITS AT (f - 75 sq.ft.)

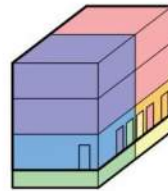
- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



### 2 1/2 STOREYS • 6 UNITS

6 UNITS AT ((f / 2) - 75 sq.ft.)

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



### 3 1/2 STOREYS • 6 UNITS

2 UNITS AT (f - 75 sq.ft.)  
4 UNITS AT ((f / 2) - 75 sq.ft.)

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



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# ION Modeling Report

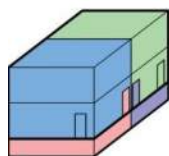
Modeling 25 years of renewal and intensification in *neighbourhood fabric*

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1,200 sq.ft. Footprint < 1,500 sq.ft.

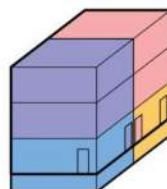
LOT AREA - NO MAX OR MIN  
FOOTPRINT (f) - 111.6m<sup>2</sup> - 139.3m<sup>2</sup> (1,200sq.ft. - 1,500sq.ft.)  
BLD'G WIDTH - 4.5m (15'-0") MIN



## 2 1/2 STOREYS • 4 UNITS

2 UNITS AT (f - 75 sq.ft.)  
2 UNITS AT ((f / 2) - 75 sq.ft.)

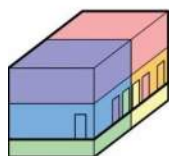
- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



## 3 1/2 STOREYS • 4 UNITS

4 UNITS AT (f - 75 sq.ft.)

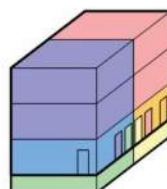
- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



## 2 1/2 STOREYS • 6 UNITS

6 UNITS AT ((f / 2) - 75 sq.ft.)

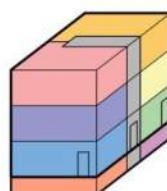
- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



## 3 1/2 STOREYS • 6 UNITS

2 UNITS AT (f - 75 sq.ft.)  
4 UNITS AT ((f / 2) - 75 sq.ft.)

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



## 3 1/2 STOREYS • 8 UNITS

8 UNITS AT ((4f x 0.83) / 8 sq.ft.)

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



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## Examples of *Walkable Infill Housing*

*Walkable Infill Housing* Example 1 (theoretical): The following scenarios can be built with the same footprint.



6 UNITS AT ((f / 2) - 75 sq.ft.)

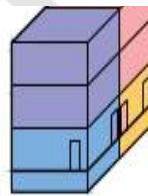
- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- ALL RENTAL UNITS
- LEGAL CONDO POSSIBLE
- HALF FREEHOLD, HALF RENTAL



3 1/2 STOREYS • 6 UNITS

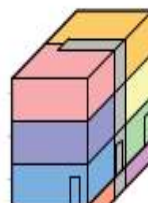
2 UNITS AT (f - 75 sq.ft.)  
4 UNITS AT ((f / 2) - 75 sq.ft.)

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- ALL RENTAL UNITS
- LEGAL CONDO POSSIBLE
- HALF FREEHOLD, HALF RENTAL



4 UNITS AT (f - 75 sq.ft.)

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- ALL RENTAL UNITS
- LEGAL CONDO POSSIBLE
- HALF FREEHOLD, HALF RENTAL



3 1/2 STOREYS • 8 UNITS

8 UNITS AT ((4f x 0.83) / 8) sq.ft.

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>

The following plans are variations possible within the same footprint. This layout is intended to be used in a pair (as above), with one unit facing the street, and another mirrored to the rear.

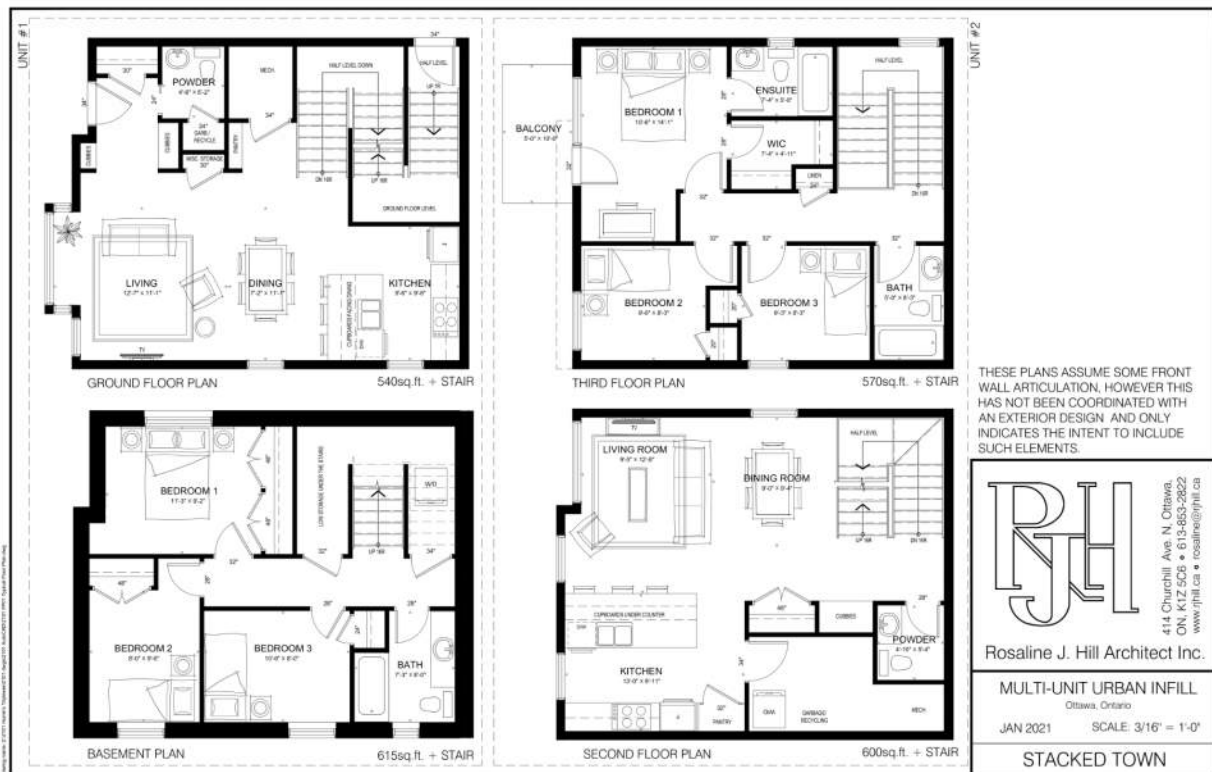


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# ION Modeling Report

Modeling 25 years of renewal and intensification in *neighbourhood fabric*

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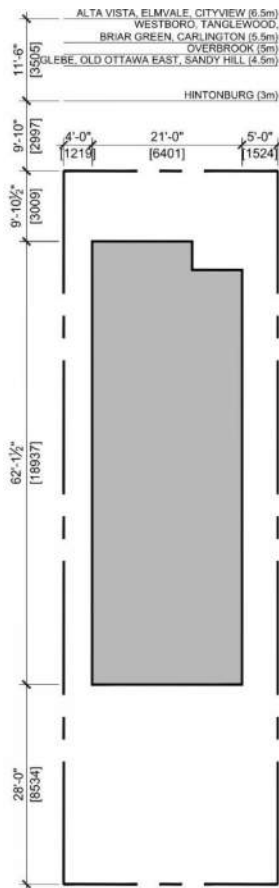
Below: A pair of long semi's recently constructed in Hintonburg. These buildings fit well with others on the street. They contain a total of 8 units; 4 three bedroom units and 4 one bedroom units. They replaced a dilapidated duplex. They are a good example of a 2.5 storey infill project as demonstrated by this theoretical example, however if this design were used for *walkable infill* it would not have rear yard parking.



## Form Studies by Lot Size and Front Setback, Interior Lots

<b>Form Studies, Interior Lots</b> (by lot width and front setback)				
	<b>3'-4" (1m)</b>	<b>9'-10" (3m)</b>	<b>14'-9" (4.5m)</b>	<b>19'-8" (6m)</b>
<b>25'-0"</b>	completed	completed	completed	completed
<b>30'-0"</b>	completed	completed	completed	completed
<b>33'-0"</b>	completed	completed	completed	completed
<b>40'-0"</b>	completed	completed	completed	completed
<b>50'-0"</b>	underway	completed	completed	completed
<b>60'-0"</b>				
<b>66'-0"</b>			completed	completed
<b>70'-0"</b>				
<b>75'-0"</b>			completed	
<b>100'-0"</b>	completed			completed

As a result of OBC requirements for fire safety, some developers will likely choose a slight increase in side yard setback on one side, from 5 feet to 6 feet. This tendency has not been accounted for in this study, however it is of small significance as this increased setback is not chosen by a developer if it results in a reduced unit yield.



## 30' x 100' LOT WITH 3m SETBACK

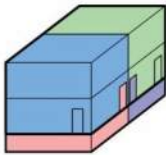
LOT AREA - 278m<sup>2</sup> (3,000sq.ft.)  
FOOTPRINT - 118m<sup>2</sup> (1,275sq.ft.)

### ZONING:

- FRONT YARD SETBACK AS SHOWN ON SITE PLAN
- 1.2m (4'-0") SIDE YARD SETBACK
- 1.5m (5'-0") SIDE YARD SETBACK
- REAR YARD SETBACK 28% OF LOT DEPTH
- FRONT FACADE IS SETBACK AN ADDITIONAL 1.2m (4'-0") FOR 33% OF WIDTH OF THE FRONT WALL, WHERE BUILDING WIDTH EXCEEDS 20'-0"

### Notes:

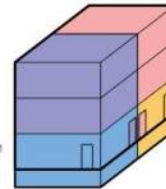
1. Buildings designed front to back can be divided into two ownerships when connected separately to underground services. Rear ownerships require easements to connect to underground services in the street.
2. Dimensions from front of building to street edge are generally representative of neighbourhood patterns, but actual dimensions vary. Commonly, streets have different dimensions on each side.
3. Unit areas (below) are approximate.
4. Transitional Parking is assumed to be located nearby, in a temporary neighbourhood parking lot, street parking (in neighbourhoods with wide lots), on short driveways.
5. Site is assumed to be located within an neighbourhood that is on a clear and immediate path to becoming delightfully walkable and complete, such that a purchaser or tenant would feel confident in owning or renting a home without permanent parking.
6. All sites are assumed to be relatively flat.
7. Front yard setback may be established by zoning (for setback to suit neighbourhood context or for tree rooting space), by required hydro setback from overhead wires (5m setback is required), or by tree protection measures.



### 2 1/2 STOREYS • 4 UNITS

2 UNITS AT 1,200 sq.ft.  
2 UNITS AT 560 sq.ft.

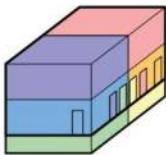
- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



### 3 1/2 STOREYS • 4 UNITS

4 UNITS AT 1,200 sq.ft.

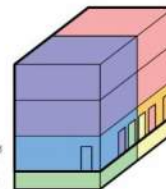
- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



### 2 1/2 STOREYS • 6 UNITS

6 UNITS AT 560 sq.ft.

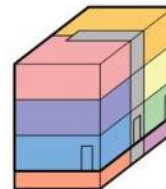
- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



### 3 1/2 STOREYS • 6 UNITS

4 UNITS AT 560 sq.ft.  
2 UNITS AT 1,200 sq.ft.

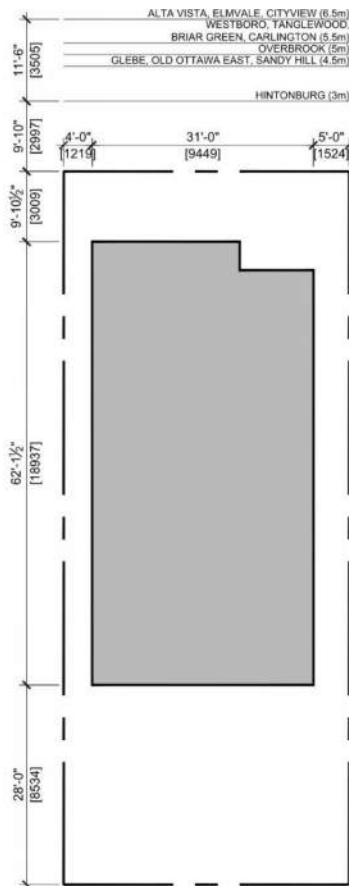
- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



### 3 1/2 STOREYS • 8 UNITS

8 UNITS AT 560 sq.ft.

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



## 40' x 100' LOT WITH 3m SETBACK 3 1/2 STOREYS

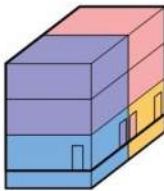
LOT AREA - 306m<sup>2</sup> (4,000sq.ft.)  
FOOTPRINT - 175m<sup>2</sup> (1,885sq.ft.)

### ZONING:

- FRONT YARD SETBACK AS SHOWN ON SITE PLAN
- 1.2m (4'-0") SIDE YARD SETBACK
- 1.5m (5'-0") SIDE YARD SETBACK
- REAR YARD SETBACK 28% OF LOT DEPTH
- FRONT FACADE IS SETBACK AN ADDITIONAL 1.2m (4'-0") FOR 33% OF WIDTH OF THE FRONT WALL, WHERE BUILDING WIDTH EXCEEDS 20'-0"

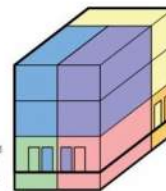
### Notes:

1. Buildings designed front to back can be divided into two ownerships when connected separately to underground services. Rear ownerships require easements to connect to underground services in the street.
2. Dimensions from front of building to street edge are generally representative of neighbourhood patterns, but actual dimensions vary. Commonly, streets have different dimensions on each side.
3. Unit areas (below) are approximate.
4. Transitional Parking is assumed to be located nearby, in a temporary neighbourhood parking lot, street parking (in neighbourhoods with wide lots), on short driveways.
5. Site is assumed to be located within an neighbourhood that is on a clear and immediate path to becoming delightfully walkable and complete, such that a purchaser or tenant would feel confident in owning or renting a home without permanent parking.
6. All sites are assumed to be relatively flat.
7. Front yard setback may be established by zoning (for setback to suit neighbourhood context or for tree rooting space), by required hydro setback from overhead wires (5m setback is required), or by tree protection measures.



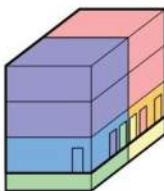
**3 1/2 STOREYS • 4 UNITS**  
4 UNITS AT 1,810 sq.ft.

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



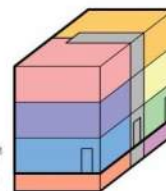
**3 1/2 STOREYS • 6 UNITS**  
6 UNITS AT 1,180sq.ft.

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



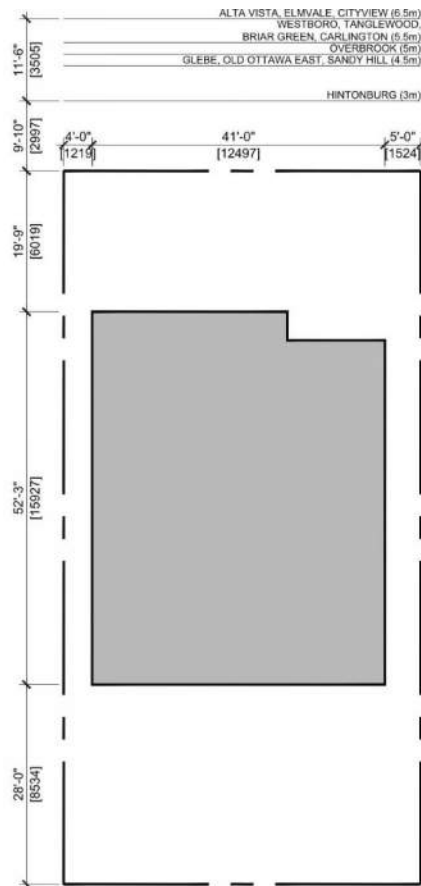
**3 1/2 STOREYS • 6 UNITS**  
2 UNITS AT (f - 75 sq.ft.)  
4 UNITS AT ((f / 2) - 75 sq.ft.)

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



**3 1/2 STOREYS • 8 UNITS**  
8 UNITS AT 780sq.ft.

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



## 50' x 100' LOT WITH 6m SETBACK

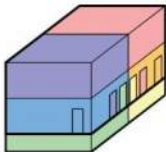
LOT AREA - 464.5m<sup>2</sup> (5,000sq.ft.)  
FOOTPRINT - 193.7m<sup>2</sup> (2,085sq.ft.)

### ZONING:

- FRONT YARD SETBACK AS SHOWN ON SITE PLAN
- 1.2m (4'-0") SIDE YARD SETBACK
- 1.5m (5'-0") SIDE YARD SETBACK
- REAR YARD SETBACK 28% OF LOT DEPTH
- FRONT FACADE IS SETBACK AN ADDITIONAL 1.2m (4'-0") FOR 33% OF WIDTH OF THE FRONT WALL, WHERE BUILDING WIDTH EXCEEDS 20'-0"

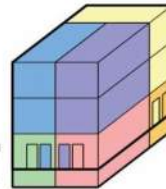
### Notes:

1. Buildings designed front to back can be divided into two ownerships when connected separately to underground services. Rear ownerships require easements to connect to underground services in the street.
2. Dimensions from front of building to street edge are generally representative of neighbourhood patterns, but actual dimensions vary. Commonly, streets have different dimensions on each side.
3. Unit areas (below) are approximate.
4. Transitional Parking is assumed to be located nearby, in a temporary neighbourhood parking lot, street parking (in neighbourhoods with wide lots), on short driveways.
5. Site is assumed to be located within an neighbourhood that is on a clear and immediate path to becoming delightfully walkable and complete, such that a purchaser or tenant would feel confident in owning or renting a home without permanent parking.
6. All sites are assumed to be relatively flat.
7. Front yard setback may be established by zoning (for setback to suit neighbourhood context or for tree rooting space), by required hydro setback from overhead wires (5m setback is required), or by tree protection measures.



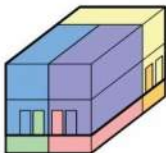
**2 1/2 STOREYS • 6 UNITS**  
**6 UNITS AT 965 sq.ft.**

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



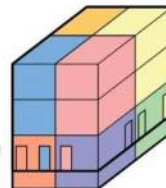
**3 1/2 STOREYS • 6 UNITS**  
**6 UNITS AT 1,315sq.ft.**

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



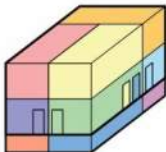
**2 1/2 STOREYS • 6 UNITS**  
**3 UNITS AT 1,390 sq.ft.**  
**3 UNITS AT 620 sq.ft.**

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



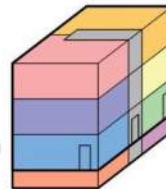
**3 1/2 STOREYS • 8 UNITS**  
**8 UNITS AT 965 sq.ft.**

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



**2 1/2 STOREYS • 9 UNITS**  
**9 UNITS AT 620 sq.ft.**

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE

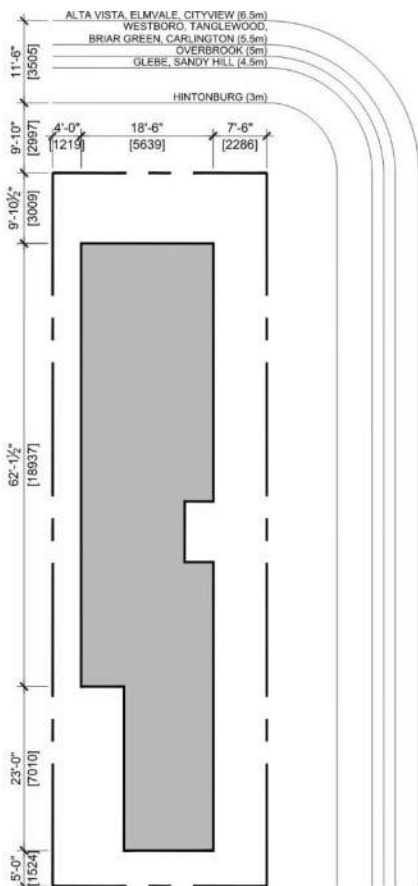


**3 1/2 STOREYS • 8 UNITS**  
**8 UNITS AT 865 sq.ft.**

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE

# Form Studies by Lot Size and Front Setback, Corner Lots

<b>Form Studies, Corner Lots</b> (by lot width and front setback)				
	<b>3'-4" (1m)</b>	<b>9'-10" (3m)</b>	<b>14'-9" (4.5m)</b>	<b>19'-8" (6m)</b>
<b>25'-0"</b>				
<b>30'-0"</b>	completed	completed	completed	completed
<b>33'-0"</b>				
<b>40'-0"</b>	completed	completed	completed	completed
<b>50'-0"</b>	completed	completed	completed	completed
<b>60'-0"</b>				
<b>66'-0"</b>				
<b>70'-0"</b>				
<b>75'-0"</b>				
<b>100'-0"</b>				



## 30' x 100' LOT WITH 3m SETBACK

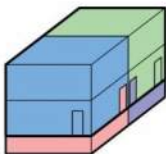
LOT AREA - 279m<sup>2</sup> (3,000sq.ft.)  
FOOTPRINT - 130m<sup>2</sup> (1,400sq.ft.)

### ZONING:

- FRONT YARD SETBACK AS SHOWN ON SITE PLAN
- 1.2m (4'-0") SIDE YARD SETBACK
- 1.5m (5'-0") SIDE YARD SETBACK
- REAR YARD SETBACK 28% OF LOT DEPTH
- FRONT FACADE IS SETBACK AN ADDITIONAL 1.2m (4'-0") FOR 33% OF WIDTH OF THE FRONT WALL, WHERE BUILDING WIDTH EXCEEDS 20'-0"
- ON CORNER LOTS, 10% OF LONG STREET FACING FACADE IS SETBACK 4'-0" AT MIDPOINT
- CORNER REAR LOT SETBACK 28% OF LOT DEPTH AND WIDTH

### Notes:

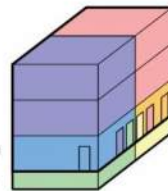
1. Buildings designed front to back can be divided into two ownerships when connected separately to underground services. Rear ownerships require 10' wide easements to connect to u/g services in the street.
2. Dimensions from front of building to street edge are generally representative of neighbourhood patterns, but actual dimensions vary. Commonly, streets have different dimensions on each side.
3. Unit areas (below) are approximate.
4. Transitional Parking is assumed to be located nearby, in a temporary neighbourhood parking lot, street parking (in neighbourhoods with wide lots), on short driveways.
5. Site is assumed to be located within a neighbourhood that is on a clear and immediate path to becoming delightfully walkable and complete, such that a purchaser or tenant would feel confident in owning or renting a home without permanent parking.



### 2 1/2 STOREYS • 4 UNITS

2 UNITS AT 1,325 sq.ft.  
2 UNITS AT 625 sq.ft.

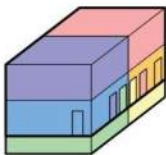
- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>†</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



### 3 1/2 STOREYS • 6 UNITS

2 UNITS AT 1,325 sq.ft.  
4 UNITS AT 625 sq.ft.

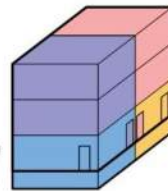
- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>†</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



### 2 1/2 STOREYS • 6 UNITS

6 UNITS AT 625 sq.ft.

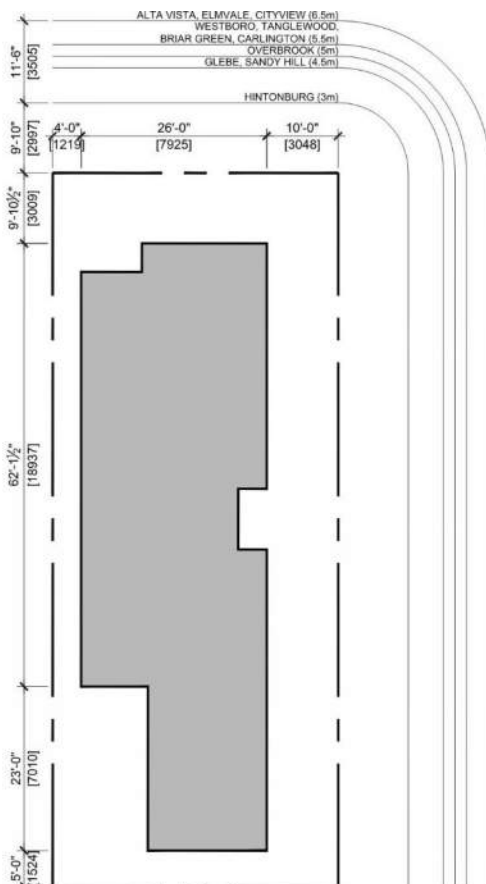
- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>†</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



### 3 1/2 STOREYS • 4 UNITS

4 UNITS AT 1,325 sq.ft.

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>†</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



## 40' x 100' LOT WITH 3m SETBACK 3 1/2 STOREYS

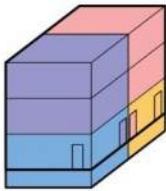
LOT AREA - 306m<sup>2</sup> (4,000sq.ft.)  
FOOTPRINT - 179m<sup>2</sup> (1,930sq.ft.)

### ZONING:

- FRONT YARD SETBACK AS SHOWN ON SITE PLAN
- 1.2m (4'-0") SIDE YARD SETBACK
- 1.5m (5'-0") SIDE YARD SETBACK
- REAR YARD SETBACK 28% OF LOT DEPTH
- FRONT FACADE IS SETBACK AN ADDITIONAL 1.2m (4'-0") FOR 33% OF WIDTH OF THE FRONT WALL, WHERE BUILDING WIDTH EXCEEDS 20'-0"
- ON CORNER LOTS, 10% OF LONG STREET FACING FACADE IS SETBACK 4'-0" AT MIDPOINT
- CORNER REAR LOT SETBACK 28% OF LOT DEPTH AND WIDTH

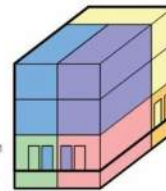
### Notes:

1. Buildings designed front to back can be divided into two ownerships when connected separately to underground services. Rear ownerships require 10' wide easements to connect to u/g services in the street.
2. Dimensions from front of building to street edge are generally representative of neighbourhood patterns, but actual dimensions vary. Commonly, streets have different dimensions on each side.
3. Unit areas (below) are approximate.
4. Transitional Parking is assumed to be located nearby, in a temporary neighbourhood parking lot, street parking (in neighbourhoods with wide lots), on short driveways.
5. Site is assumed to be located within a neighbourhood that is on a clear and immediate path to becoming delightfully walkable and complete, such that a purchaser or tenant would feel confident in owning or renting a home without permanent parking.



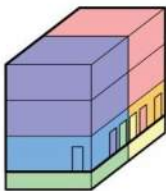
**3 1/2 STOREYS • 4 UNITS**  
4 UNITS AT 1,855 sq.ft.

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>†</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



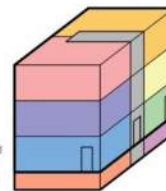
**3 1/2 STOREYS • 6 UNITS**  
6 UNITS AT 1,210 sq.ft.

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>†</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



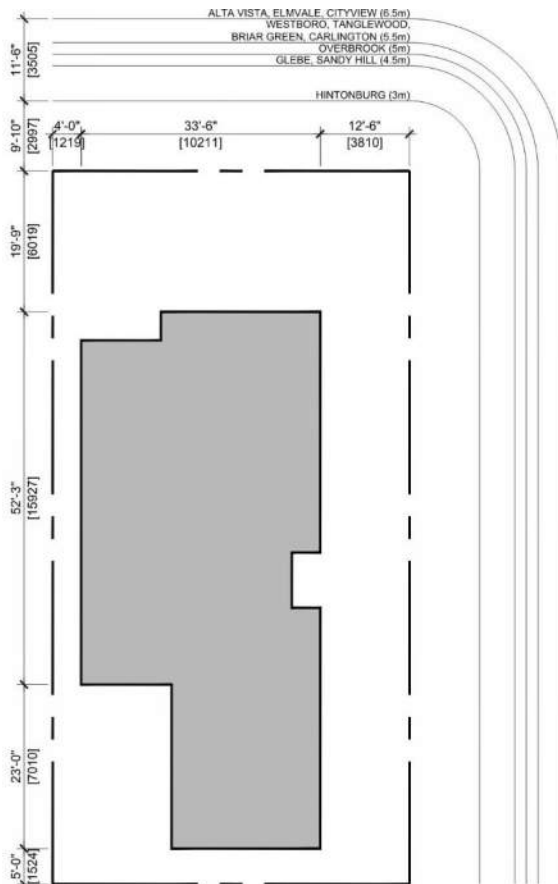
**3 1/2 STOREYS • 6 UNITS**  
2 UNITS AT 1,855 sq.ft.  
4 UNITS AT 890 sq.ft.

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>†</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



**3 1/2 STOREYS • 8 UNITS**  
8 UNITS AT 800 sq.ft.

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>†</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



## 50' x 100' LOT WITH 6m SETBACK

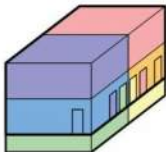
LOT AREA - 464.5m<sup>2</sup> (5,000sq.ft.)  
FOOTPRINT - 200m<sup>2</sup> (2,150sq.ft.)

### ZONING:

- FRONT YARD SETBACK AS SHOWN ON SITE PLAN
- 1.2m (4'-0") SIDE YARD SETBACK
- 1.5m (5'-0") SIDE YARD SETBACK
- REAR YARD SETBACK 28% OF LOT DEPTH
- FRONT FACADE IS SETBACK AN ADDITIONAL 1.2m (4'-0") FOR 33% OF WIDTH OF THE FRONT WALL, WHERE BUILDING WIDTH EXCEEDS 20'-0"
- ON CORNER LOTS, 10% OF LONG STREET FACING FACADE IS SETBACK 4'-0" AT MIDPOINT
- CORNER REAR LOT SETBACK 28% OF LOT DEPTH AND WIDTH

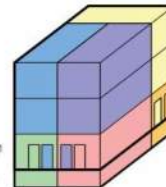
### Notes:

1. Buildings designed front to back can be divided into two ownerships when connected separately to underground services. Rear ownerships require 10' wide easements to connect to u/g services in the street.
2. Dimensions from front of building to street edge are generally representative of neighbourhood patterns, but actual dimensions vary. Commonly, streets have different dimensions on each side.
3. Unit areas (below) are approximate.
4. Transitional Parking is assumed to be located nearby, in a temporary neighbourhood parking lot, street parking (in neighbourhoods with wide lots), on short driveways.
5. Site is assumed to be located within a neighbourhood that is on a clear and immediate path to becoming delightfully walkable and complete, such that a purchaser or tenant would feel confident in owning or renting a home without permanent parking.



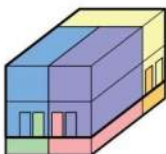
**2 1/2 STOREYS • 6 UNITS**  
6 UNITS AT 1,000 sq.ft.

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



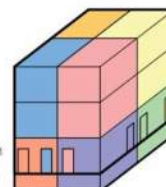
**3 1/2 STOREYS • 6 UNITS**  
6 UNITS AT 1,355 sq.ft.

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



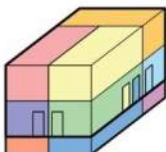
**2 1/2 STOREYS • 6 UNITS**  
3 UNITS AT 1,355 sq.ft.  
3 UNITS AT 640 sq.ft.

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



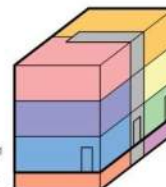
**3 1/2 STOREYS • 8 UNITS**  
8 UNITS AT 1,000 sq.ft.

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



**2 1/2 STOREYS • 9 UNITS**  
9 UNITS AT 640 sq.ft.

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE



**3 1/2 STOREYS • 8 UNITS**  
8 UNITS AT 890 sq.ft.

- DEDICATED ENTRANCES
- 25% DEDICATED ENTRANCES
- "HOUSE" CONSTRUCTION (OBC)
- FRONT/BACK OWNERSHIP WITH EASEMENT<sup>1</sup>
- PRIMARY UNIT(S) WITH BASEMENT RENTAL
- ONLY RENTAL UNITS
- LEGAL CONDO POSSIBLE