

Building **IN**

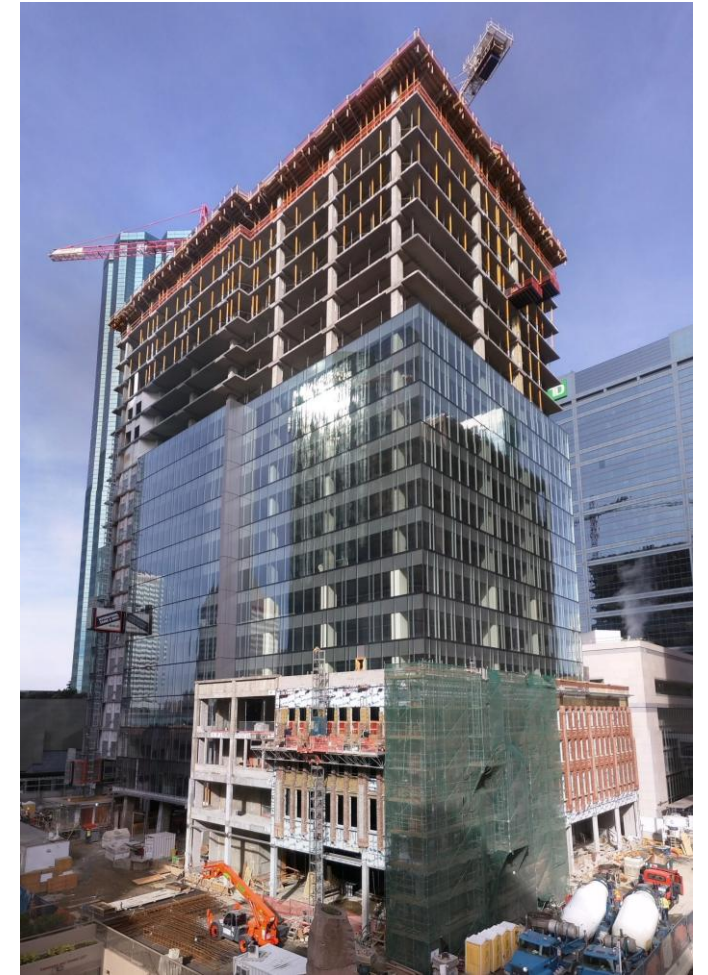
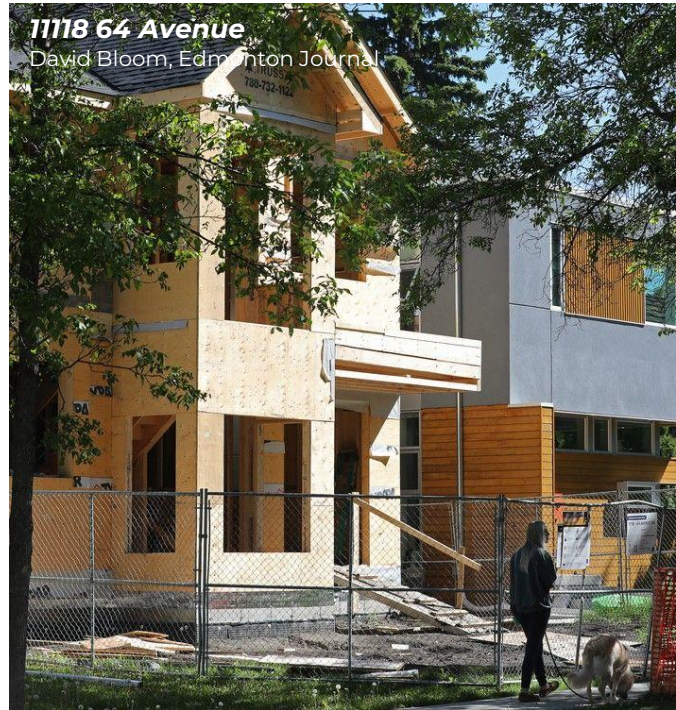
Helping municipalities solve the housing supply crisis with low-rise multi-home infill in urban neighbourhoods.

- ✓ Outside the box thinking
- ✓ Following the money – municipal & dev.
- ✓ Keeping it appropriately simple
- ✓ Going for the low-hanging-fruit



Where to Grow...

Out, In, or Up?



What is Low-Rise Multi-Home Infill?



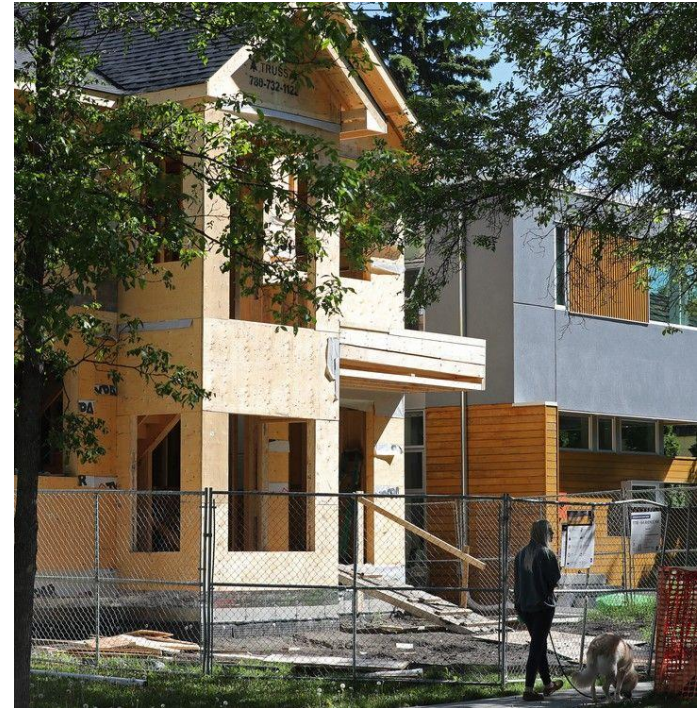


RJH ARCHITECTURE
+ PLANNING

Building**IN**

When Does Infill Housing Get Built?

1. An older house is put up for sale
2. A builder or developer buys the property
3. The builder knocks down the house
4. A new **infill** home is built on the same land



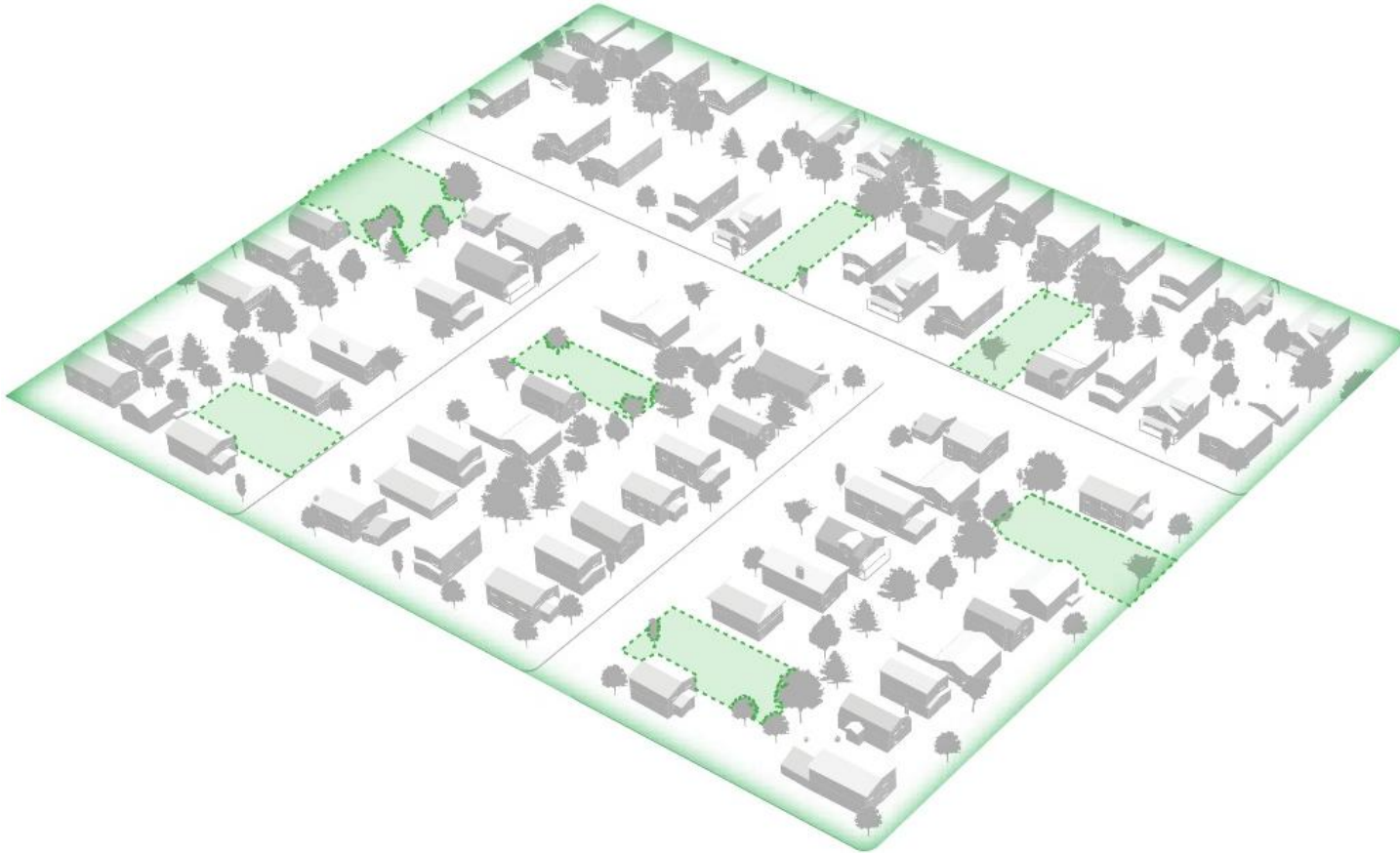
Benefits of Infill Homes

- ✓ Most affordable to build, heat, cool, and maintain
- ✓ Most affordable for the city to service
- ✓ Offers many types of homes close to downtown

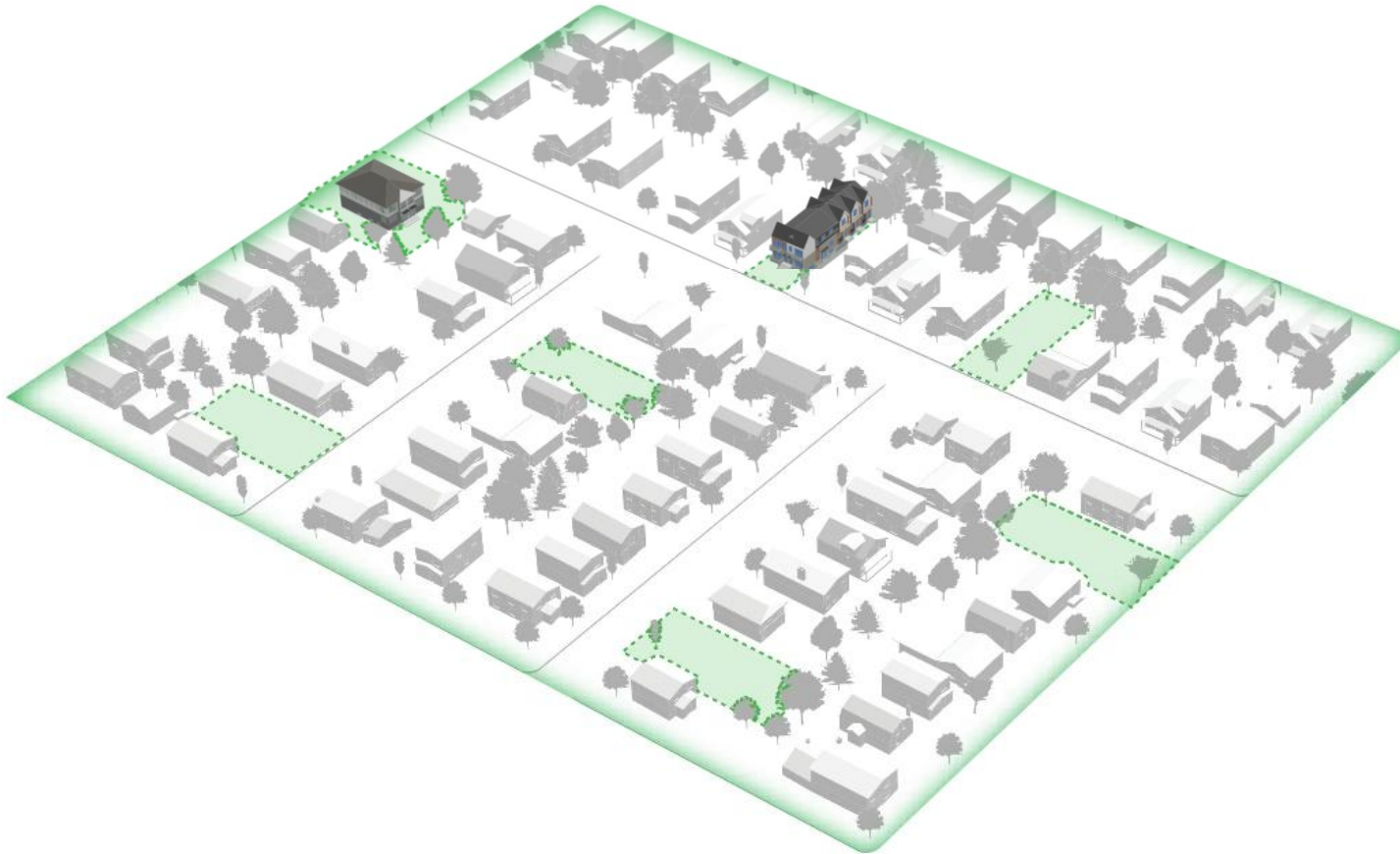
Benefits for the Municipality

- ✓ Balance municipal budgets and fund affordable housing
- ✓ Protect and improve the look of existing low-rise neighbourhoods
- ✓ Reduce emissions without extra costs
- ✓ Add more homes in already serviced neighbourhoods

Change Will Happen Incrementally Over Time



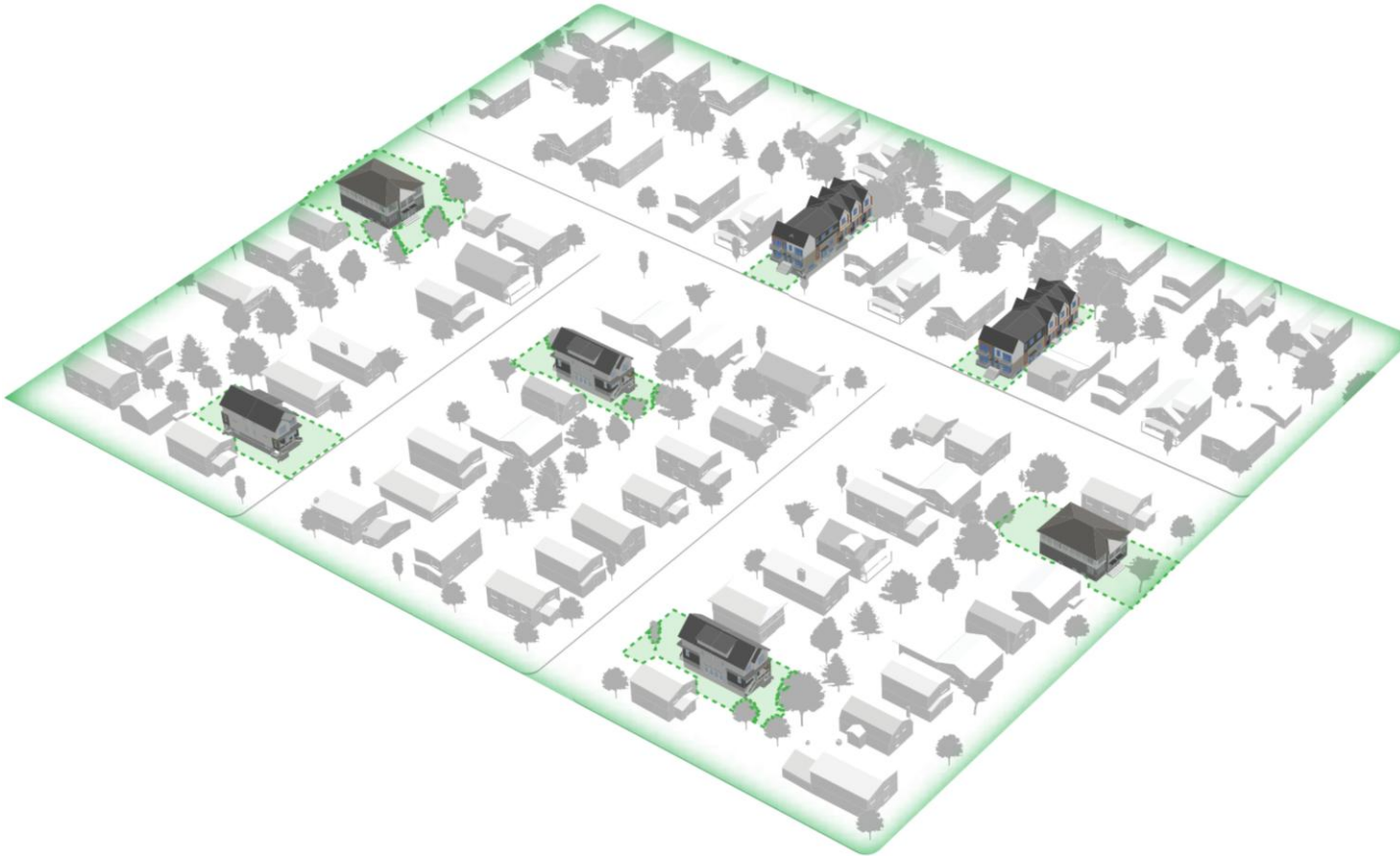
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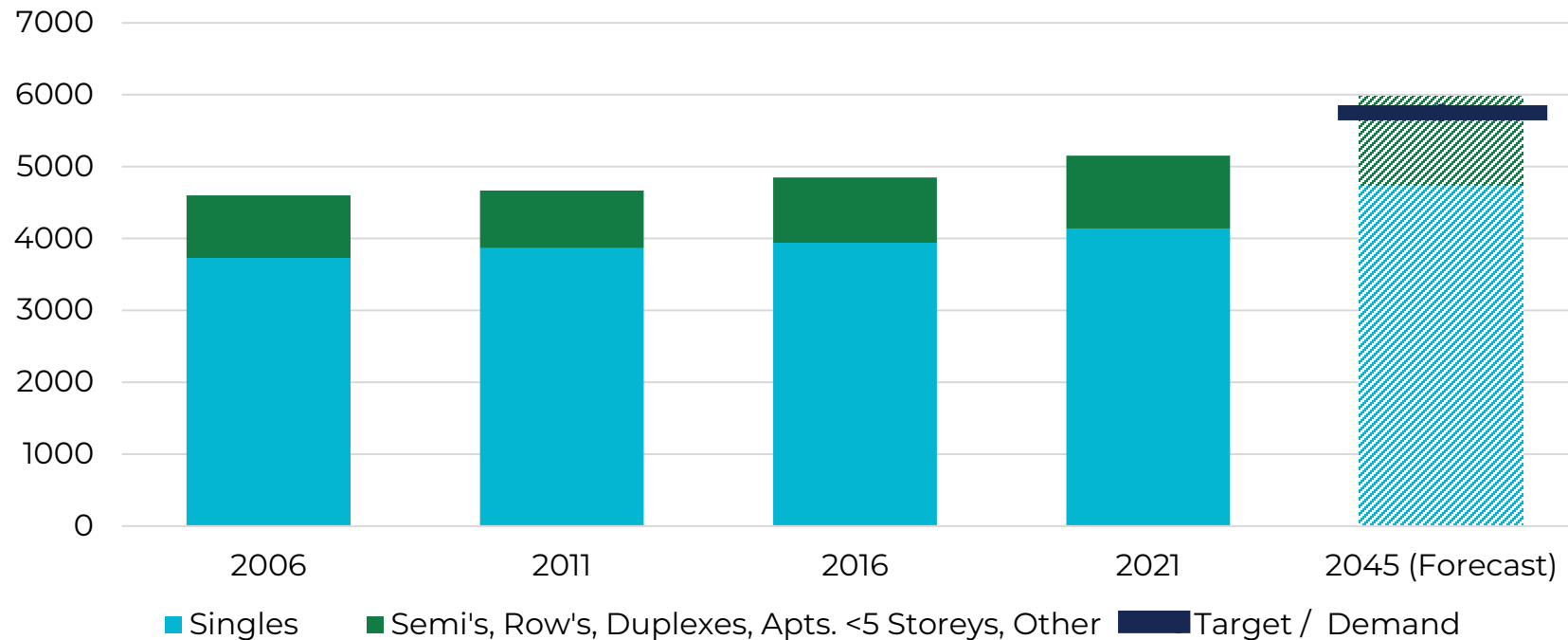
Growth in Kincardine

Official Plan – 2045

- 2500 new residents = 900 new dwellings
- 300 homes built, 600 remaining
- Continuing this trend, over 70% of new growth will be single-family homes



Housing Type Trends in Kincardine to 2045



Summary of Barriers and Opportunities

Barriers to Infill in Kincardine

- Existing and proposed zoning perpetuates larger homes at higher price points
- Servicing constraints, heritage designations and protecting natural areas
- Complexities to stormwater management
- Parking



Opportunities for Infill in Kincardine

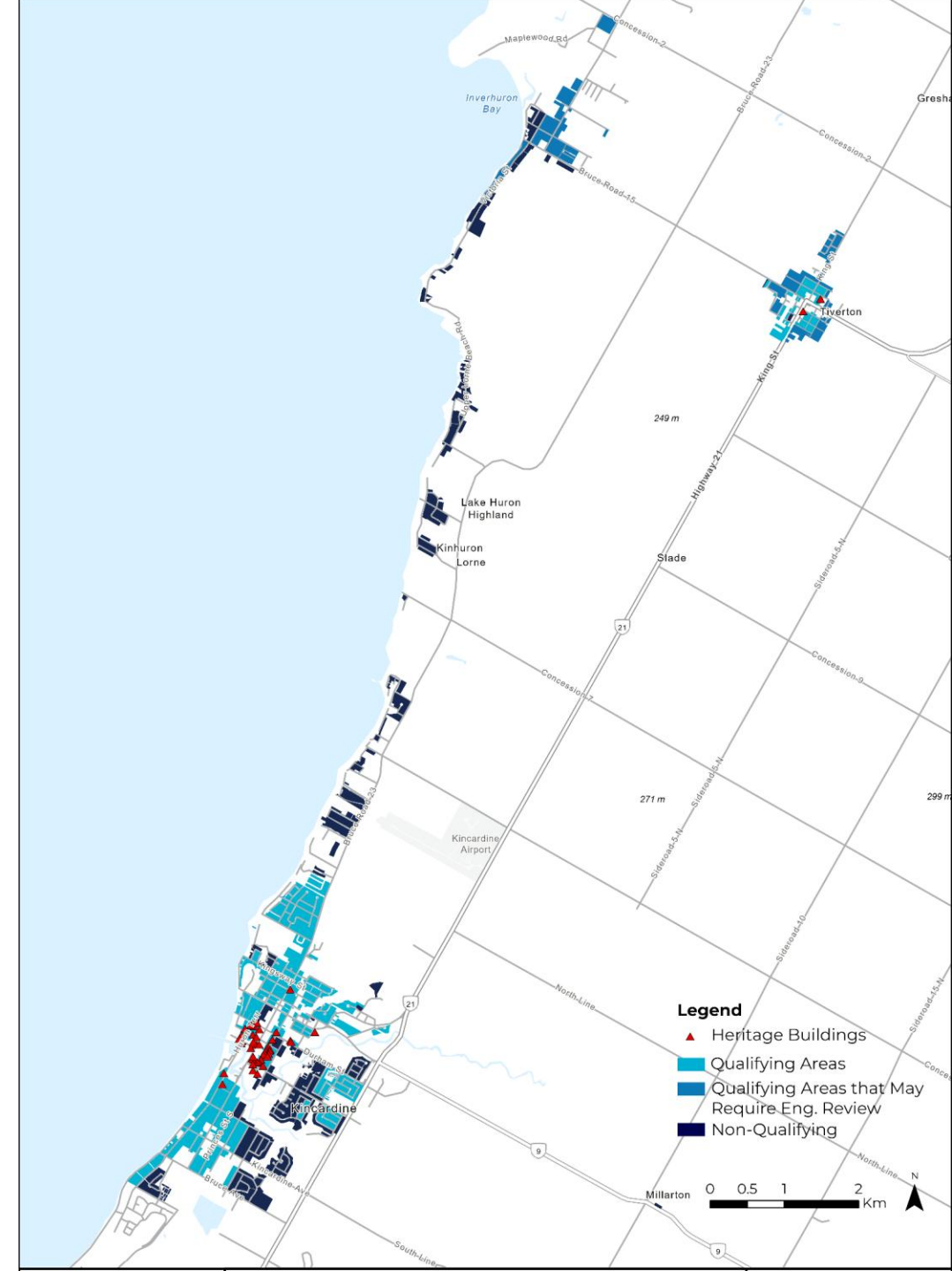
- Older housing stock that is well-suited for infill
- Large, deep rectangular lots
- The space available for infill could exceed potential demand



MAPPING IDEAL AREAS FOR INFILL

Qualifying Area

- Low-rise residential areas
- Older neighbourhoods
- Not environmentally sensitive (floodplain)
- Serviced with water, storm and sanitary sewers
- No heritage designation

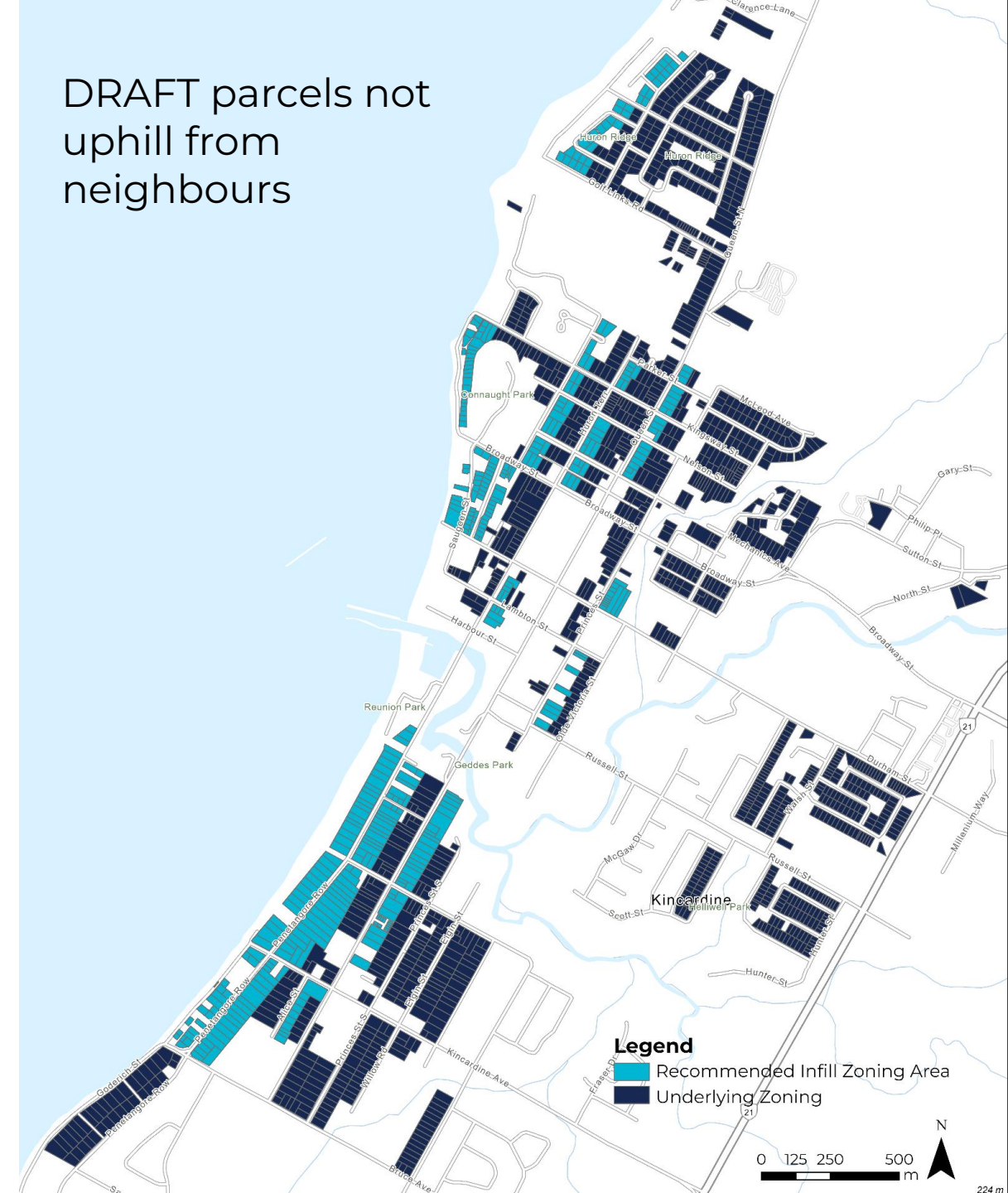


SOLUTION

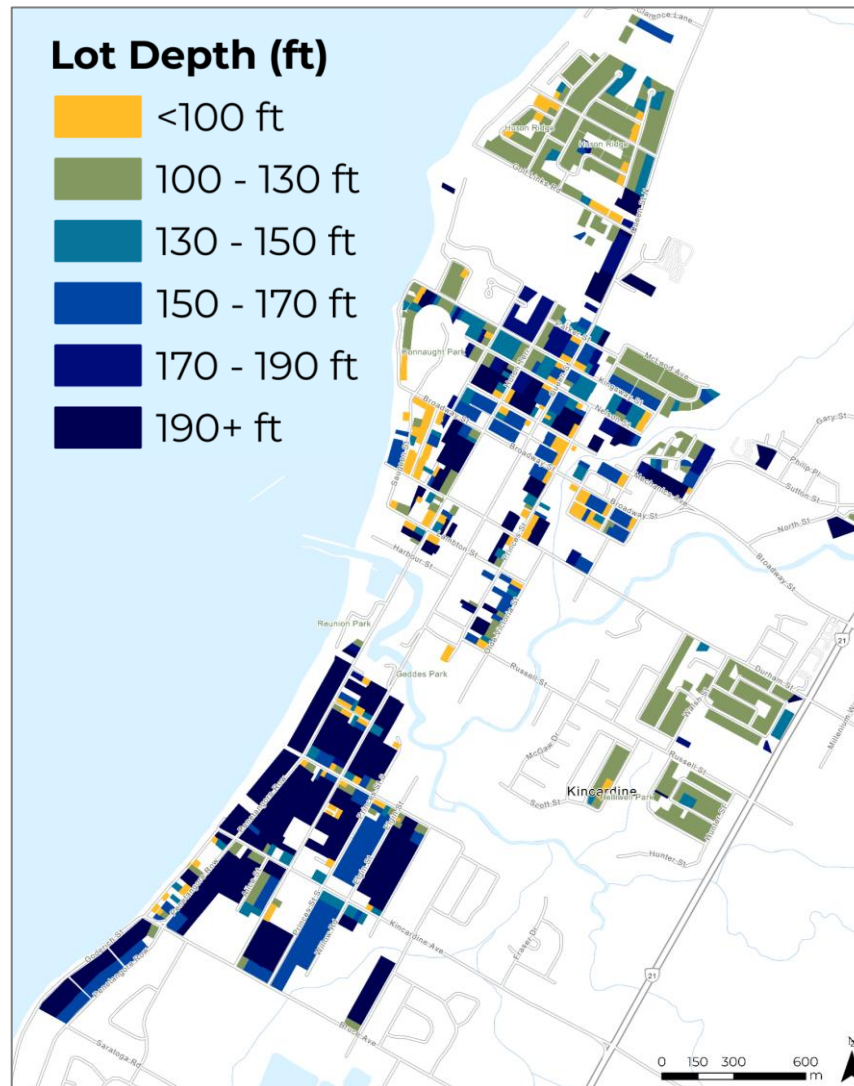
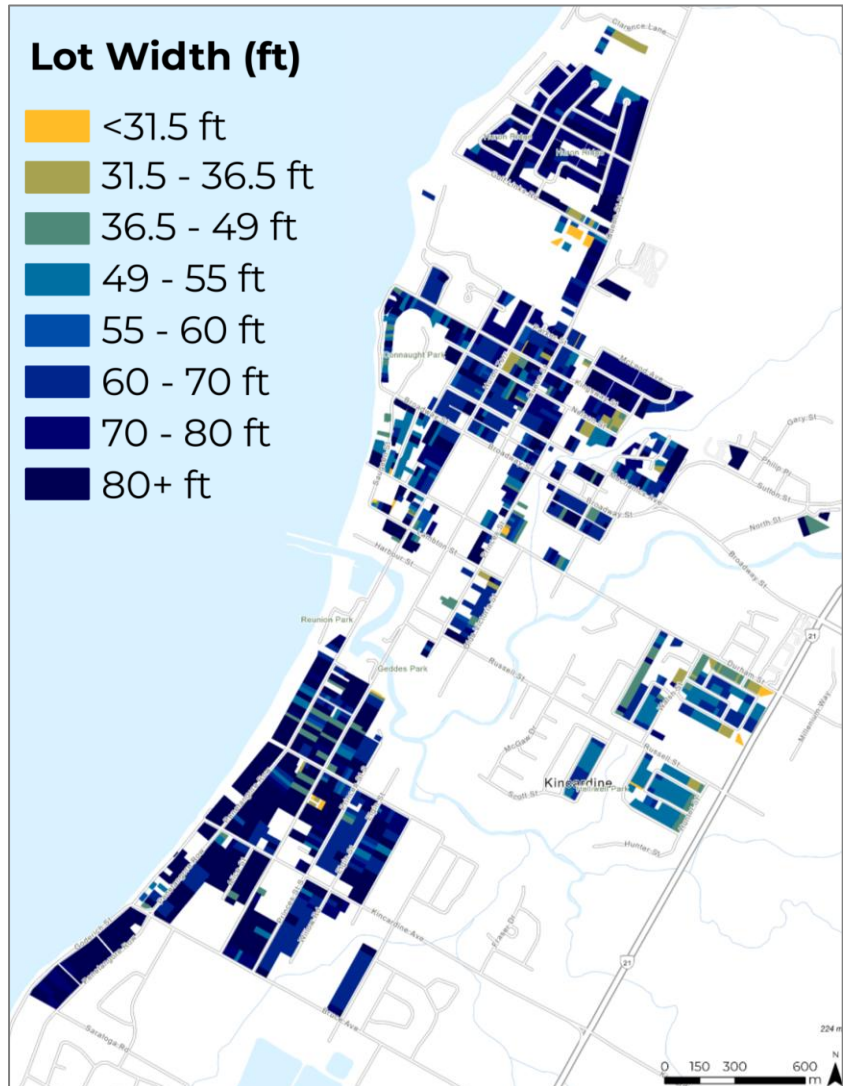
Stormwater Management

- Rainwater must be directed to the street to avoid flooding on neighbouring properties
- Stormwater can be complicated and cost-prohibitive
- Developers should be directed to build on properties that are downhill from their neighbours

DRAFT parcels not uphill from neighbours



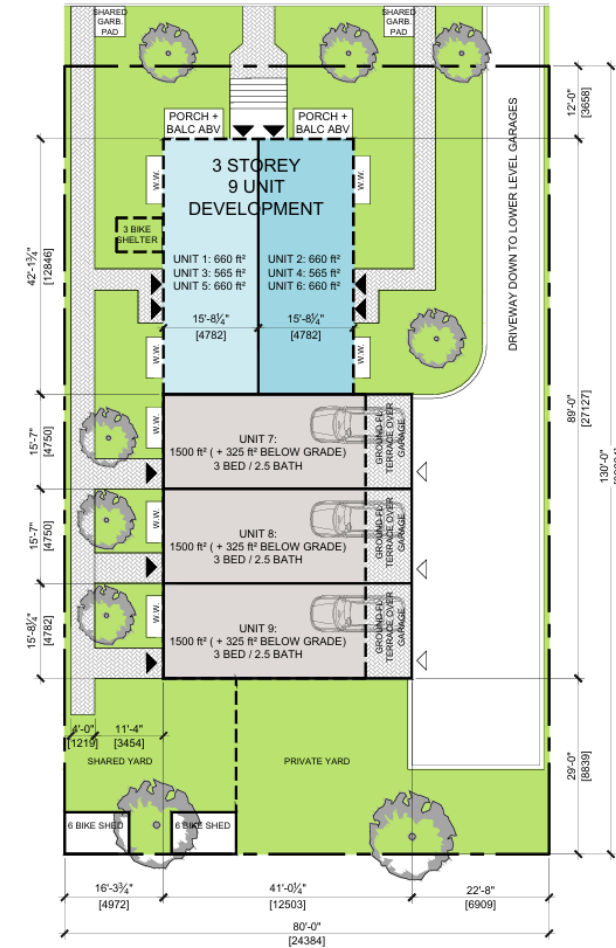
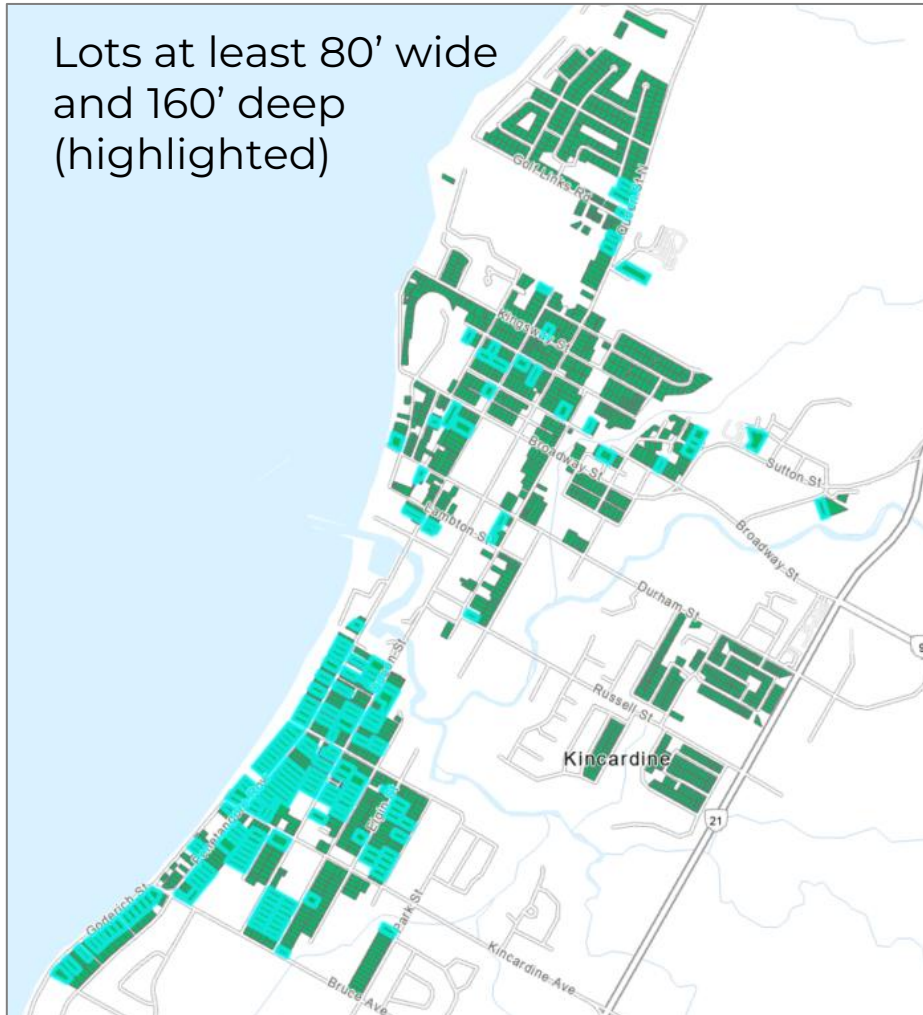
Infill Opportunity by Lot Size



- Standard rectangular lots
- A large proportion of wide, deep lots are oriented perpendicular to the lakeshore

Large Lots Mean More Housing Potential

Lots at least 80' wide and 160' deep (highlighted)



What Infill Could Look Like on a Large Lot



SOLUTION

A Neighbourhood Parking Solution

- Common “legal non-conforming use” in Canada (e.g. Ottawa and Toronto).
- The Town of Milton is implementing a transitional parking lot strategy as an interim measure while street permit parking is being enacted.



Ottawa



Almonte

SOLUTION

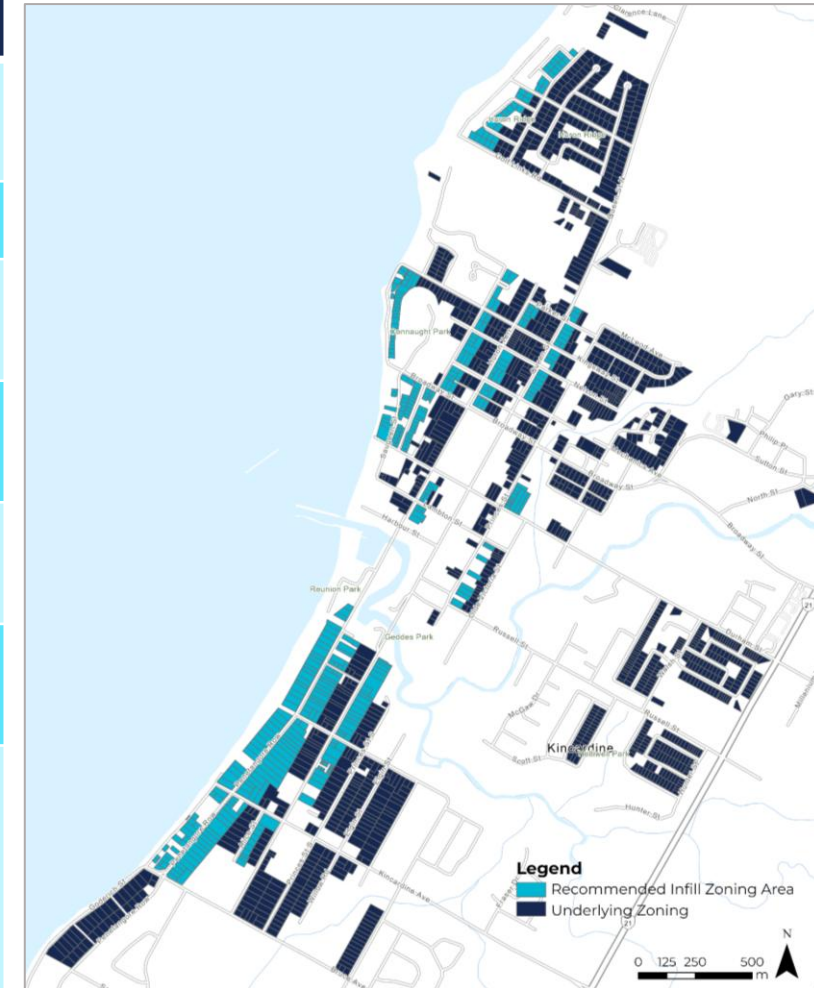
Neighbourhood Parking Lots

- Privately owned
- Maintained by the developer
- Serving residents of new infill in proximity to the parking lot
- Zoning can regulate the building size, location and landscaping to make sure it fits into the neighbourhood



Growth Scenarios in the Qualifying Area

| Scenario 1: New Zoning | Scenario 2: BuildingIN |
|--|---|
| Kincardine's new Comprehensive Zoning By-Law 2025-052 | BuildingIN's recommended zoning (max. 2-storeys) |
| Existing Building Code | Existing Building Code |
| Existing stormwater management requirements | Standardized stormwater management submissions |
| Limited neighbourhood upgrades | Generous neighbourhood upgrades |
| On-site parking required | On-site parking permitted, neighbourhood parking lots |
| Development charges for primary dwellings | Development charges for 1/3 of dwellings |
| Small amounts of high-end single-family custom infill + expansion growth of larger more expensive homes farther away from downtown to meet housing need | Infill projects meet demand for smaller more affordable homes. New buildings are scaled to fit the context with animated facades and porches. Strengthened municipal finances for pedestrian paths and sidewalks |



Scenario 1 Streetview Example



- Large, custom single-family homes
- Dominant garage doors
- Lack of inviting building façade features

BuildingIN Scenario 2 Streetview Examples



- ✓ More types, tenures and sizes to accommodate families, young couples, seniors, etc.
- ✓ Parking for residents and visitors
- ✓ Fit with the neighbourhood character
- ✓ Inviting building facades (porches, larger windows, etc.)

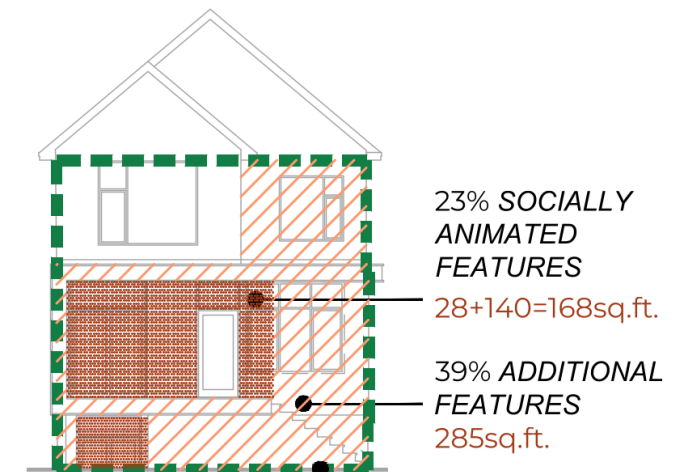
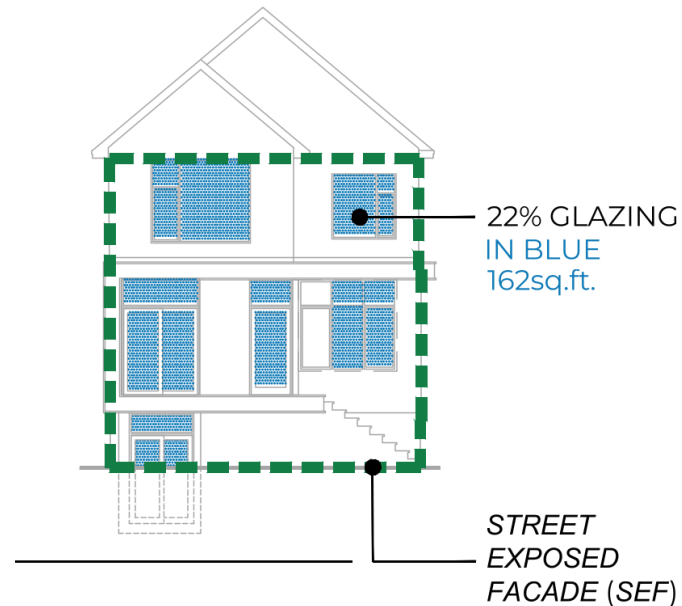
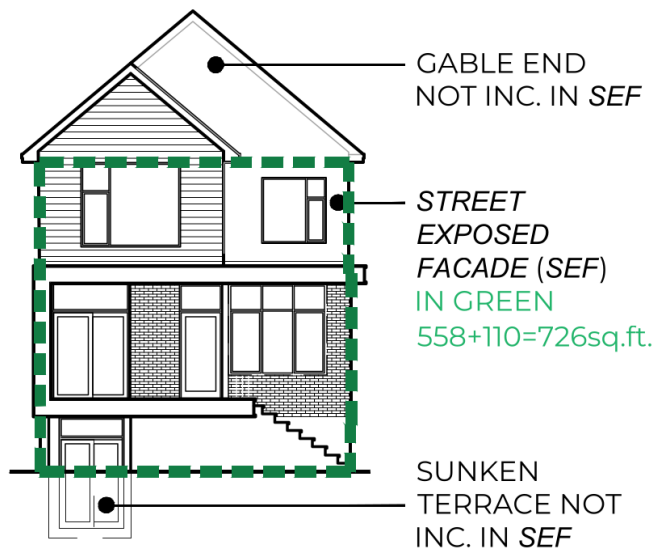
How Can We Ensure Infill *Enhances* Neighbourhood Character and Social Dynamic?

Form-Based Zoning



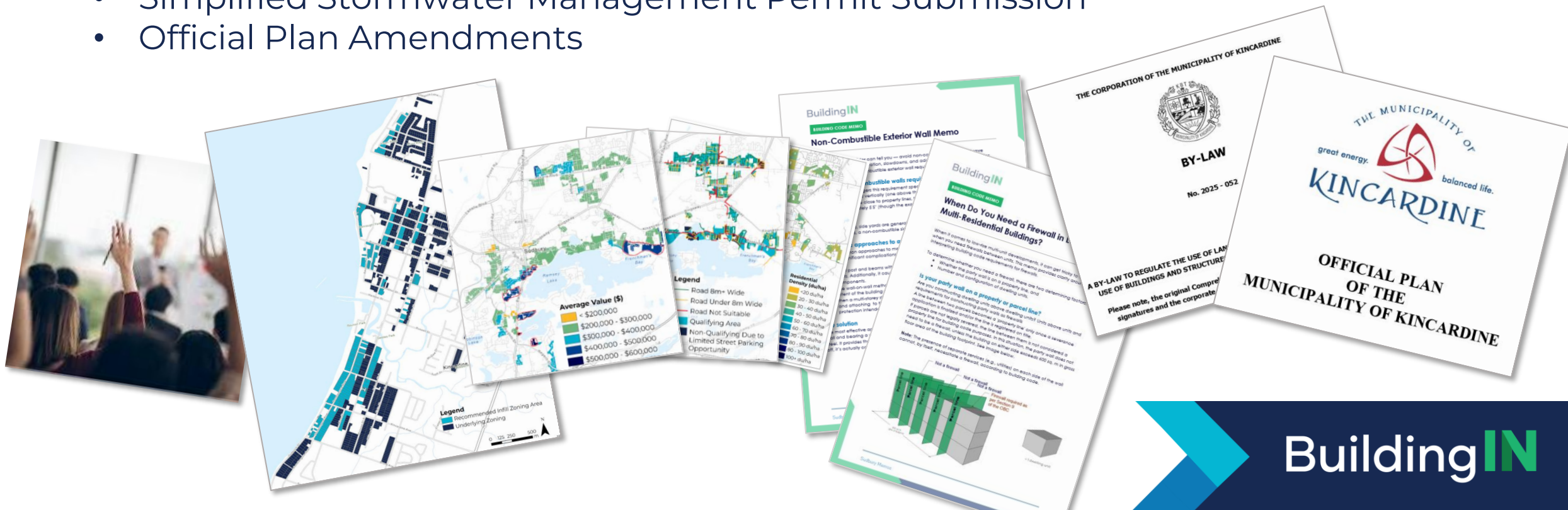
Zoning the Street-Exposed Façade

- Façade articulation
- Glazing
- Socially animated features (porches, decks, balconies, bay windows...)



Next Steps

- Community Consultation
- Refine Qualifying Area Map
- Establish the Recommended Zoning Overlay Regulations
- Simulate a Refined Growth Scenario
- Building Code Interpretation Memos
- Simplified Stormwater Management Permit Submission
- Official Plan Amendments



Building IN

