Residential Infill Strategy: Workshop #2 – Intensification/Location Criteria Participant Workbook

Today's Agenda

Activity	Duration	Time
Sign in	10-20 min	13h00
Project Presentation	15-30 min	13h20
Exercise #1 – Low Density Neighbourhood	80 min	13h50
Break (10 min)		15h10
Exercise #2 – Mixed Density Neighbourhood	80 min	15h20
Closing Remarks and Exit Survey	10 min	16h40

Note: The two maps below were provided in large format for every participant group at the workshop.

Low Density Neighbourhood



Mixed Density Neighbourhood



Exercise #1: Subdivision of one lot into two lots

Question #1: Below are some ideas for how the City might consider subdivisions of one lot into two lots in mature neighbourhoods. Please circle the number for any of the options below that you agree with and/or provide an 'other' option.

The	subdivision of	one la	at inta	two lot	s should:
IIIE	SUDUIVISIUII UI	une n	JL IIILO	LWU IUL	s siiouiu.

2. occur where th	here is an example of one simila	r sized lot on the block	
3. be allowed for	r a specified percentage of lots c	on the block	
	specified number of lots on the		
	·	. DIOCK	
5. other – please	: explain		
quadrant(s) you b	king at the sample neighbourho believe the subdivision of one lo come quick thoughts as to why?		
quadrant(s) you bo 3B) and provide so	elieve the subdivision of one lo	t into two should be accommo	
quadrant(s) you b	relieve the subdivision of one lo ome quick thoughts as to why?		
quadrant(s) you be 3B) and provide so 1A 2A 3A	relieve the subdivision of one los ome quick thoughts as to why? 1B 2B 3B	t into two should be accommo 1C 2C 3C	
quadrant(s) you be 3B) and provide so 1A 2A	relieve the subdivision of one lo ome quick thoughts as to why? 1B 2B	t into two should be accommo 1C 2C	
quadrant(s) you be 3B) and provide so 1A 2A 3A	relieve the subdivision of one los ome quick thoughts as to why? 1B 2B 3B	t into two should be accommo 1C 2C 3C	
quadrant(s) you b 3B) and provide so 1A 2A 3A	relieve the subdivision of one los ome quick thoughts as to why? 1B 2B 3B	t into two should be accommo 1C 2C 3C	
quadrant(s) you b 3B) and provide so 1A 2A 3A	relieve the subdivision of one los ome quick thoughts as to why? 1B 2B 3B	t into two should be accommo 1C 2C 3C	
quadrant(s) you be 3B) and provide so 1A 2A 3A	relieve the subdivision of one los ome quick thoughts as to why? 1B 2B 3B	t into two should be accommo 1C 2C 3C	

Exercise #1: Two-Family Dwellings

Question #1: Below are some ideas for how the City might consider introducing two family dwellings into mature neighbourhoods. Please circle the number for any of the options below you agree with and/or provide an 'other' option.

Two fa	milv	dwellings	should	be	allowed	Ŀ
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	where there are examples on the block of oth on lots that could be subdivided into two lots	
4.	for a specified percentage of lots on the block	C
5.	for a specified number of lots on the block	
6.	other – please explain	
	estion #2: Please circle which quadrant(s) you	
	estion #2: Please circle which quadrant(s) you commodated (e.g. 1A or 3B) and provide some	
асо 1А	ommodated (e.g. 1A) or 3B) and provide some	e quick thoughts as to why?
aco 1A 2A	ommodated (e.g. 1A) or 3B) and provide some 1B 2B	e quick thoughts as to why? 1C 2C
асо 1А	ommodated (e.g. 1A) or 3B) and provide some	e quick thoughts as to why?
aca 1A 2A 3A	ommodated (e.g. 1A or 3B) and provide some 1B 2B 3B	e quick thoughts as to why? 1C 2C 3C
aca 1A 2A 3A	ommodated (e.g. 1A or 3B) and provide some 1B 2B 3B	e quick thoughts as to why? 1C 2C 3C
aca 1A 2A 3A	ommodated (e.g. 1A or 3B) and provide some 1B 2B 3B	e quick thoughts as to why? 1C 2C 3C
aca 1A 2A 3A	ommodated (e.g. 1A or 3B) and provide some 1B 2B 3B	e quick thoughts as to why? 1C 2C 3C

Exercise #1: Triplex

Question #1: Below are some ideas for location criteria to consider when determining appropriateness for establishing triplex dwellings. Please select up to 3 criteria that you believe the City should consider.

- 1. On corner lots
- 2. Within close proximity to transit
- 3. Within walking distance to schools
- 4. Within close proximity to parks
- 5. In close proximity to buildings with similar densities
- 6. On streets with more frequent traffic
- 7. Next to non-residential buildings
- 8. On lots that are larger than are typically found in the neighbourhood
- 9. On lots located mid-block
- 10. Near commercial and other community amenities

Question #2: Wh	at other criteria should the City	consider?	
Overtion #2: Dis	and simple which available to	baliana tuiplan durallinga aband	d bo wasowowo dato.
	ase circle which quadrant(s) you nd provide some quick thoughts		i be accommodated
(e.g. 1A 0/ 3b) u	na provide some quick thoughts	us to why:	
1A	1B	1 C	
2A	2B	2C	
<i>3A</i>	<i>3B</i>	<i>3C</i>	
4A	4B	4C	

Exercise #1: Fourplex

Question #1: Below are some ideas for location criteria to consider when determining appropriateness for establishing fourplex dwellings. Please select up to 3 criteria that you believe the City should consider.

- 1. On corner lots
- 2. Within close proximity to transit
- 3. Within walking distance to schools
- 4. Within close proximity to parks
- 5. In close proximity to buildings with similar densities
- 6. On streets with more frequent traffic
- 7. Next to non-residential buildings
- 8. On lots that are larger than are typically found in the neighbourhood
- 9. On lots located mid-block
- 10. Near commercial and other community amenities

Question #2: Wh	at other criteria should the City	consider?	
	ase circle which quadrant(s) you (e.g. 1A or 3B) and provide some	believe fourplex dwellings should quick thoughts as to why?	l be
1A	1B	1 C	
2A	2B	2C	
<i>3A</i>	<i>3B</i>	<i>3C</i>	
4A	4B	4C	

Exercise #1: Small Scale Apartment

Question #1: Below are some ideas for location criteria to consider when determining appropriateness for establishing small scale apartments. Please select up to 3 criteria that you believe the City should consider.

- 1. Within close proximity to transit
- 2. Within walking distance to schools
- 3. On corner lots
- 4. Within close proximity to parks
- 5. In close proximity to buildings with similar densities
- 6. On streets with more frequent traffic
- 7. Next to non-residential buildings
- 8. On lots that are larger than are typically found in the neighbourhood
- 9. On lots located mid-block
- 10. Near commercial and other community amenities

Question #2: Wha	t other criteria should the City (consider?
	se circle which quadrant(s) you .g. 1A or 3B) and provide some	believe small scale apartments should be quick thoughts as to why?
1 <i>A</i>	1B	1 C
2A	2B	2C
<i>3A</i>	<i>3B</i>	3C
4A	4B	4C

Exercise #2: Subdivision of one lot into two lots

Question #1: Below are some ideas for how the City might consider subdivisions of one lot into two lots in mature neighbourhoods. Please circle the number for any of the options below that you agree with and/or provide an 'other' option.

The	subdivision	of one la	at into two	lots should
ıne	Subaivision	oi one id	JL INLO LWO	iots snouia:

2. occur where th	here is an example of one simila	r sized lot on the block	
3. be allowed for	r a specified percentage of lots c	on the block	
	specified number of lots on the		
	·	. DIOCK	
5. other – please	: explain		
quadrant(s) you b	king at the sample neighbourho believe the subdivision of one lo come quick thoughts as to why?		
quadrant(s) you bo 3B) and provide so	elieve the subdivision of one lo	t into two should be accommo	
quadrant(s) you b	relieve the subdivision of one lo ome quick thoughts as to why?		
quadrant(s) you be 3B) and provide so 1A 2A 3A	relieve the subdivision of one los ome quick thoughts as to why? 1B 2B 3B	t into two should be accommo 1C 2C 3C	
quadrant(s) you be 3B) and provide so 1A 2A	relieve the subdivision of one lo ome quick thoughts as to why? 1B 2B	t into two should be accommo 1C 2C	
quadrant(s) you be 3B) and provide so 1A 2A 3A	relieve the subdivision of one los ome quick thoughts as to why? 1B 2B 3B	t into two should be accommo 1C 2C 3C	
quadrant(s) you b 3B) and provide so 1A 2A 3A	relieve the subdivision of one los ome quick thoughts as to why? 1B 2B 3B	t into two should be accommo 1C 2C 3C	
quadrant(s) you b 3B) and provide so 1A 2A 3A	relieve the subdivision of one los ome quick thoughts as to why? 1B 2B 3B	t into two should be accommo 1C 2C 3C	
quadrant(s) you be 3B) and provide so 1A 2A 3A	relieve the subdivision of one los ome quick thoughts as to why? 1B 2B 3B	t into two should be accommo 1C 2C 3C	

Exercise #2: Two-Family Dwellings

Question #1: Below are some ideas for how the City might consider introducing two family dwellings into mature neighbourhoods. Please circle the number for any of the options below you agree with and/or provide an 'other' option.

Two	family	dwellings	should	be allowed	•
IVVU	IUIIIIIV	uweiiiius	SIIUUIU I	ue unoweu	

	As of right		
2.	where there are examples on the block of oth	er two-family or greater density housing	
3.	on lots that could be subdivided into two lots		
4.	for a specified percentage of lots on the block		
5.	for a specified number of lots on the block		
6.	other – please explain		
	estion #2: Please circle which auadrant(s) vou	believe two-family dwellings should be	
	commodated (e.g. 1A or 3B) and provide some	e quick thoughts as to why?	
acc 1A	commodated (e.g. 1A or 3B) and provide some	1C	
acc 1A 2A	commodated (e.g. 1A or 3B) and provide some 1B 2B	1C 2C	
	commodated (e.g. 1A or 3B) and provide some	1C	
acc 1A 2A 3A	commodated (e.g. 1A or 3B) and provide some 1B 2B 3B	1C 2C 3C	
acc 1A 2A 3A	commodated (e.g. 1A or 3B) and provide some 1B 2B 3B	1C 2C 3C	
acc 1A 2A 3A	commodated (e.g. 1A or 3B) and provide some 1B 2B 3B	1C 2C 3C	
acc 1A 2A 3A	commodated (e.g. 1A or 3B) and provide some 1B 2B 3B	1C 2C 3C	
acc 1A 2A 3A	commodated (e.g. 1A or 3B) and provide some 1B 2B 3B	1C 2C 3C	

Exercise #2: Triplex

Question #1: Below are some ideas for location criteria to consider when determining appropriateness for establishing triplex dwellings. Please select up to 3 criteria that you believe the City should consider.

- 1. On corner lots
- 2. Within close proximity to transit
- 3. Within walking distance to schools
- 4. Within close proximity to parks
- 5. In close proximity to buildings with similar densities
- 6. On streets with more frequent traffic
- 7. Next to non-residential buildings
- 8. On lots that are larger than are typically found in the neighbourhood
- 9. On lots located mid-block
- 10. Near commercial and other community amenities

Question #2: Wh	at other criteria should the City	consider?	
	ase circle which quadrant(s) you		be accommodated
(e.g. 1A or 3B) a	nd provide some quick thoughts	as to why?	
1A	1B	1 C	
2A	2B	2C	
<i>3A</i>	3B	<i>3C</i>	
4A	4B	4C	

Exercise #2: Fourplex

Question #1: Below are some ideas for location criteria to consider when determining appropriateness for establishing fourplex dwellings. Please select up to 3 criteria that you believe the City should consider.

- 1. On corner lots
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- 7. Next to non-residential buildings
- 8. On lots that are larger than are typically found in the neighbourhood
- 9. On lots located mid-block
- 10. Near commercial and other community amenities

Question #2: Wh	at other criteria should the City	consider?	
	ase circle which quadrant(s) you e.g. 1A or 3B) and provide some	believe fourplex dwellings should be quick thoughts as to why?	
1A	1B	1 C	
2A	2B	2C	
<i>3A</i>	<i>3B</i>	<i>3C</i>	
<i>4A</i>	4B	4C	

Exercise #2: Small Scale Apartment

Question #1: Below are some ideas for location criteria to consider when determining appropriateness for establishing small scale apartments. Please select up to 3 criteria that you believe the City should consider.

- 1. Within close proximity to transit
- 2. Within walking distance to schools
- 3. On corner lots
- 4. Within close proximity to parks
- 5. In close proximity to buildings with similar densities
- 6. On streets with more frequent traffic
- 7. Next to non-residential buildings
- 8. On lots that are larger than are typically found in the neighbourhood
- 9. On lots located mid-block
- 10. Near commercial and other community amenities

Question #2: What other criteria should the City consider?					
	ase circle which quadrant(s) you e.g. 1A or 3B) and provide some	believe small scale apartments shou quick thoughts as to why?	ıld be		
1A 2A	1B	1C			
2A 3A	2B 3B	2C 3C			
4A	3B 4B	4C			
***	-12	40			