

City of Welland

August 24, 2022



Site
Evaluation



City of Welland – Site Evaluations

Site Profiles

The following profiles provide an overview of 10 sites in the City of Welland that may have potential for affordable housing development. Relevant planning and zoning information is provided in addition to an evaluation matrix. Recommendations for next steps are included for each property.

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City of Welland

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About Welland

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Welland Community Analysis

Walkability and car-free mobility

Discussion of commercial hubs, location of schools, community facilities in Welland.

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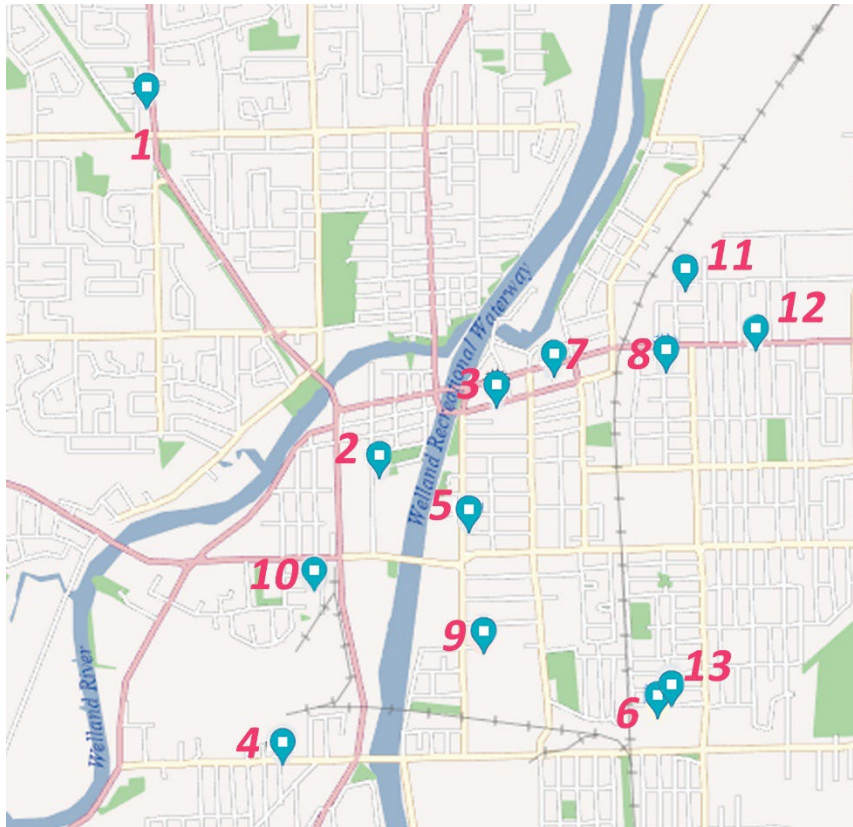


Figure 1- key map to Sites

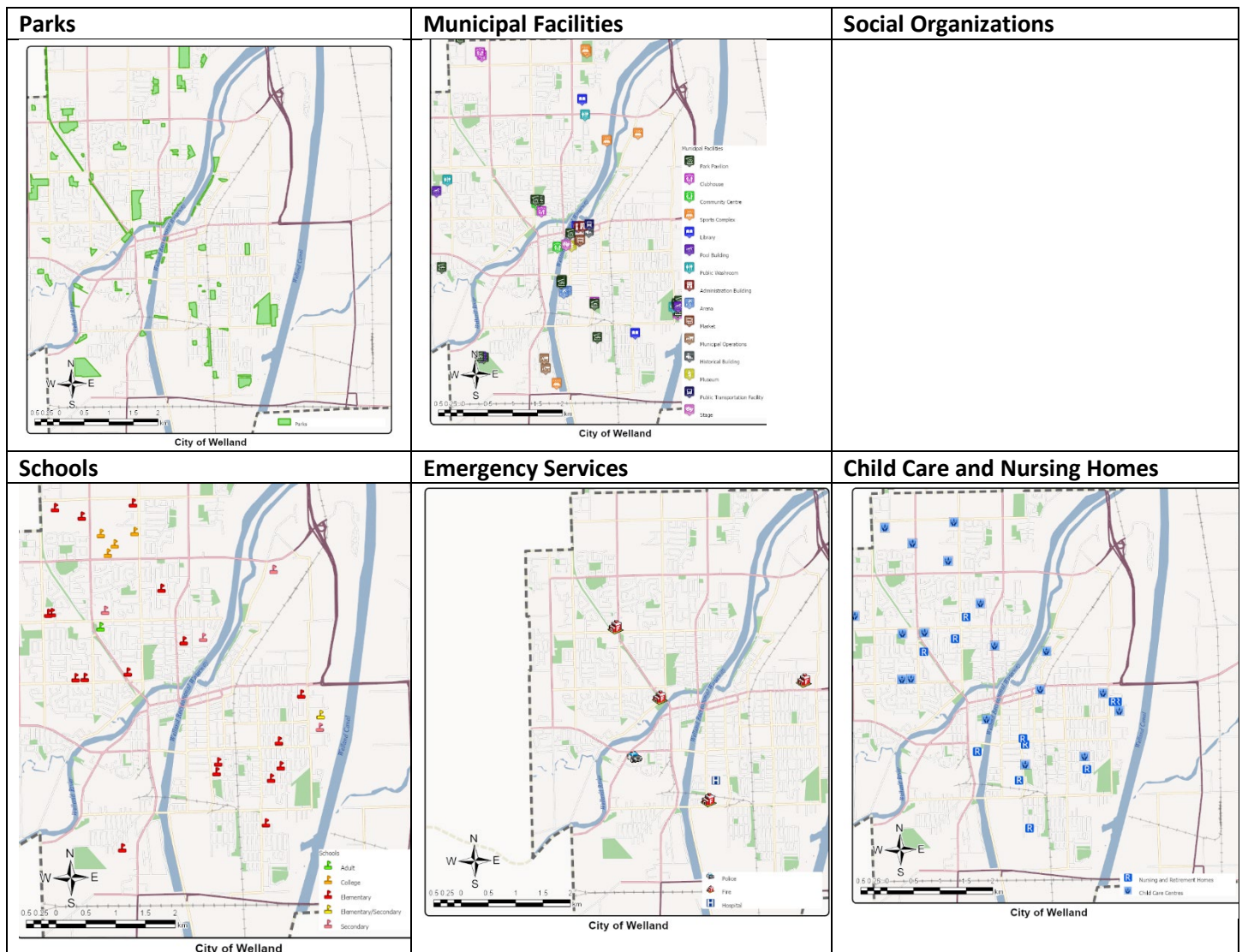
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Welland Amenities

Parks, Recreation and Cultural amenities

Education, Medical Services and Faith Communities

Table 1- Welland Services at a Glance



City of Welland – Site Evaluations

#1: 18 Rose Avenue



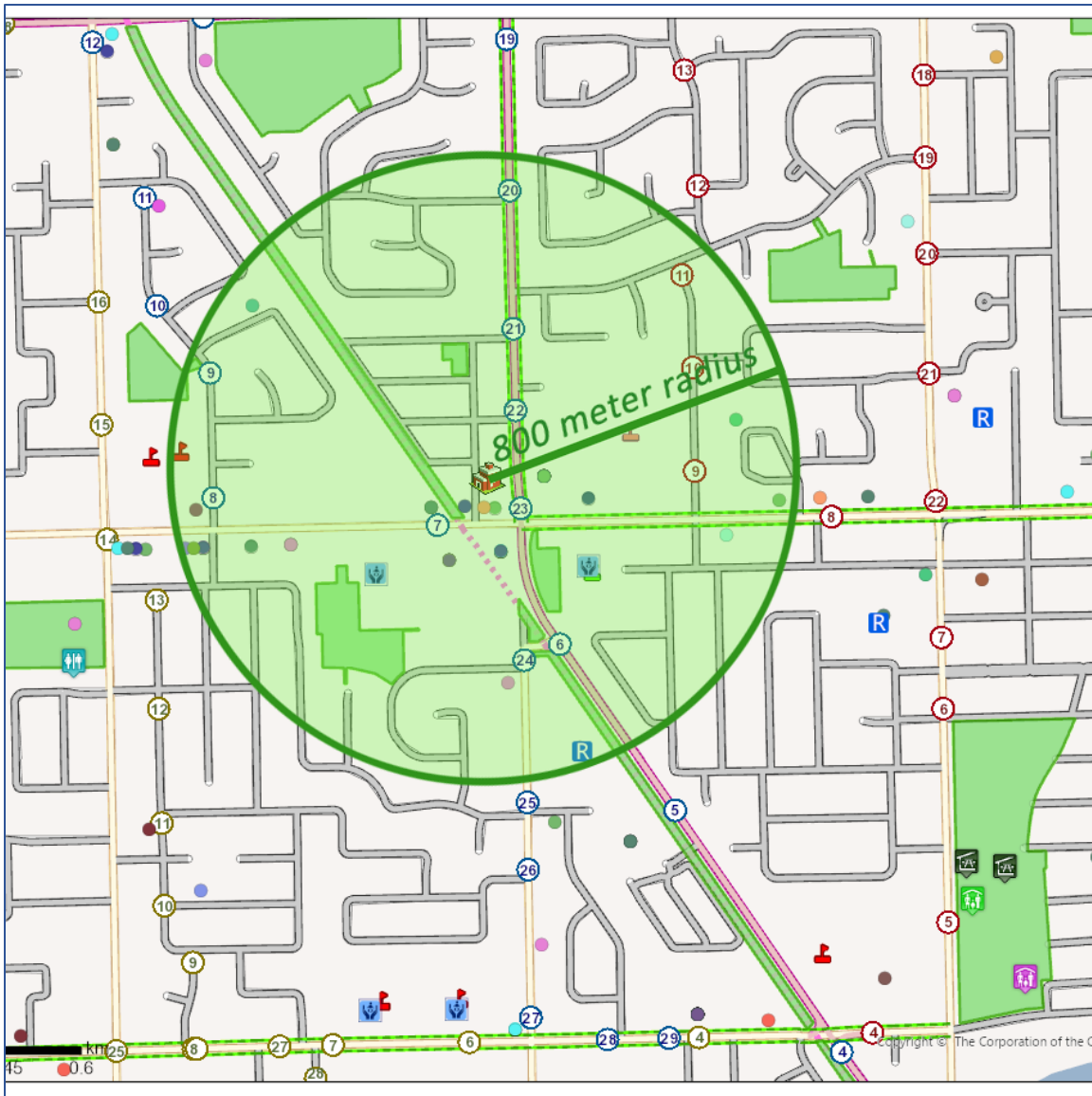
Property Ownership	City of Welland Parcel 16940		
Property Size	835.75 sq m	.21 acres	
Site Features	This site contains parking and an existing structure that could be adapted for affordable housing		
Site Limitations	Current use is a firehall. Site remediation due to environmental contaminants may be required		
Density Potential	A 3-storey multiplex could be accommodated on this site		

City of Welland – Site Evaluations

Neighbourhood Character

Neighbourhood Character	Single family neighbourhood with some apartment complexes and townhouse developments nearby	
Surrounding Building Heights	1-2 storeys	
Shopping and Amenities Within 800m	Food Basics -200m Sobeys South Pelham Rexall Pharmacy Giant Tiger (1.0 km)	
Schools/Daycare Facilities	Welland Centennial Secondary School – 200m Gordon Public School Holy Name Catholic Elementary School Father Fogarty YMCA Child Care Center Niagara College (1.3 km)	
Community Facilities	FACS Family and Children’s Services J. M. Ennis Auditorium St. David’s Anglican Church Wesley United Church	
Recreation/Parks	Woodlawn Park Glen Park Bridlewood Park Maple Park Playground and sports fields Maple Park Pool Chippawa Park Playground Chippawa Park	
Transit	180 m to stop 7 and stop 22: Route 502	
Medical Services	Walk-in Clinic: MedCare Clinic South Pelham – 800m Dentistry on Thorold Road	

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Planning Overview

Official Plan Designation	Institutional		
Land Use Zoning	INS1 Institutional		
	Zoning Regulations		Zoning Considerations
Lot Frontage (min)/ Depth	12.0m		<p>Note: Multiple Dwelling/Apartment Dwelling not currently permitted In INS1 zones.</p> <p>Permitted Uses include Group Home, Shelter, Long Term Care Facility, Residential Care Facility Street Townhouse Dwelling.</p> <p>Note parking standards for Emergency Shelter, Group Home, Residential Care Facility page 98 ZBL 1 space for each 5 persons accommodated or designed for accommodation Where the building is less than 350.0 m2 in gross floor area</p>
Lot Area (min)	400 sq m		
Unit Density			
Height (max)	14.0m		
Lot Coverage	40%		
Landscaped Open Space	15%		
Front Yard Setback	6.0m		
Rear Yard Setback	6.0m		
Side Yard Setbacks	6.0m	6.0m	
Parking	1 space per unit or 0.3 spaces per unit (for units 50.0 sq m or less)		
Environment	Environmental Assessment may be required prior to development		
Other Regulatory Agencies			

City of Welland – Site Evaluations

Summary – 18 Rose Avenue



High Priority Site

With zoning amendments, and a reduction in front, side and rear yard requirements, a multi-plex apartment building of 6-12 units could be accommodated on this property. Existing parking lot accommodates 10 cars.



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#2: Park Property north of 200 Denistoun



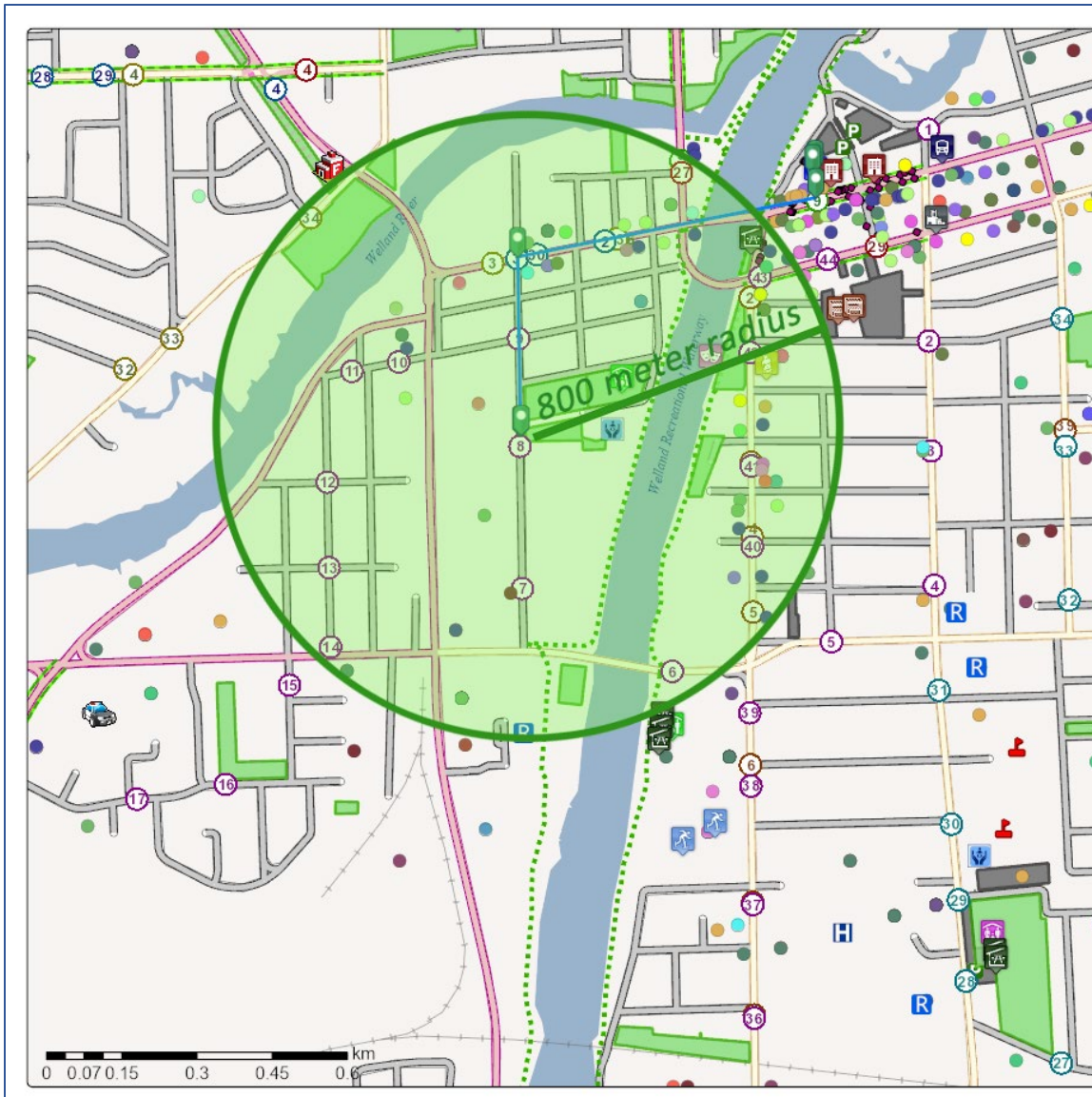
Property Ownership	City of Welland Parcel 11568 – Subdivision lot 133 Plan NP585		
Property Size	4974 sq m (entire parcel)	1.23 acres (.49 acres south part)	
Site Features	Parkland setting, currently underutilized on the southern parcel		
Site Limitations	Development of entire site may face neighbourhood opposition		
Density Potential	Existing pattern of development supports high rise development		

City of Welland – Site Evaluations

Neighbourhood Character

Neighbourhood Character	High rise development on the south side, townhouse development on the west side, and single family homes on the north side	
Surrounding Building Heights	8 Storeys (south side) 2 storeys – (west and north side)	
Shopping and Amenities Within 800m	Pupos Food Market – 450m Welland Farmer’s Market (1 km)	
Schools/Daycare Facilities	Sacred Heart Child Care	
Community Facilities	Welland Public Library (1 km)	
Recreation/Parks	Welland Tennis Club Welland Recreational Canal	
Transit	Route 501 -Adjacent to stop #8	
Medical Services	West Main Community Pharmacy and walk-in clinic Welland Dental Centre	

City of Welland – Site Evaluations

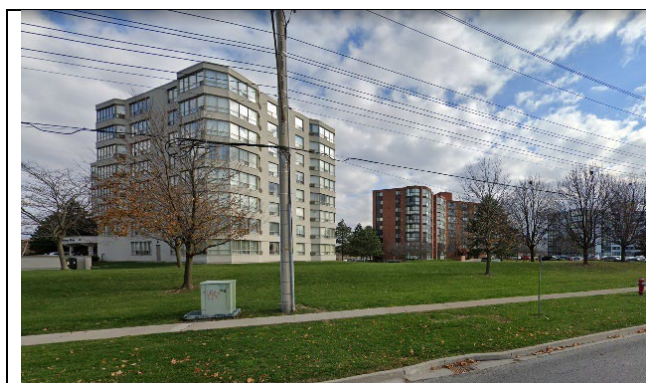


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Planning Overview

Official Plan Designation	Open Space and Recreation	
Land Use Zoning	O2 – Community Open Space Zones	
	Zoning Regulations	Zoning Considerations
	N/A	Recommendation: Residential High Density/ development regulations similar to 200 Denistoun St.
Parking	1 space per unit or 0.3 spaces per unit (for units 50.0 sq m or less)	
Environment		
Other Regulatory Agencies		

Summary



High Priority for Sale

The parcel on Denistoun Street is an excellent candidate for infill development, although the amenities and access to services in the immediate neighbourhood are limited. Due to the prime location along the Welland Recreational Canal, a highrise development may be the most effective use of this parcel, with a driveway off Edward Street that leaves the established trees along the road allowance intact.

Due to the prominent location, funds from the sale of this property for market-level infill development may be best allocated to provide revenue to support affordable housing development in more walkable neighbourhoods. Alternately, a percentage of affordable units may be required as condition of development.

#3. Division Street at Market Square

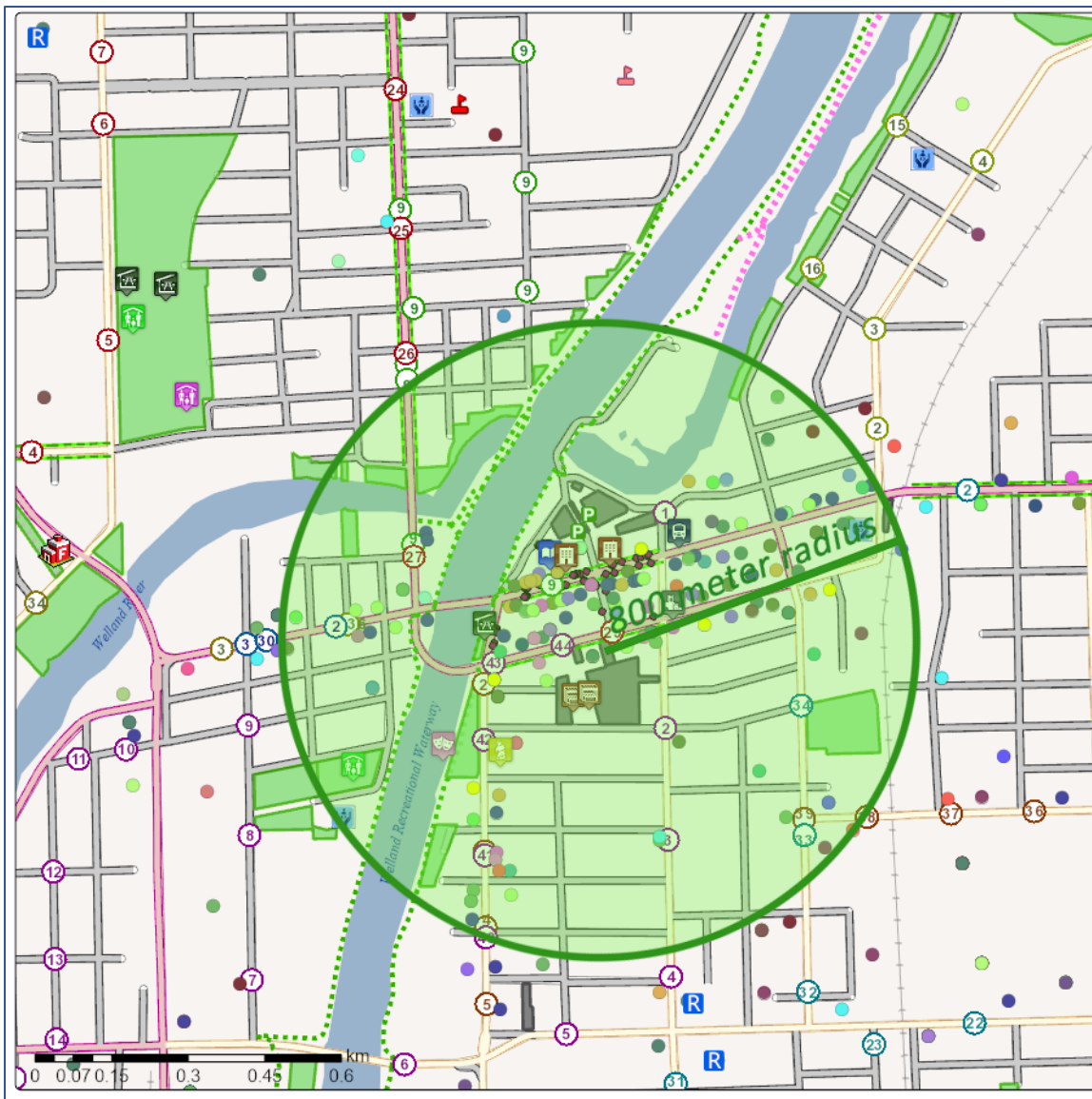


Property Ownership	City of Welland Parcel 10869		
Property Size	2009 sq m	.50acres	
Site Features	This site is currently used for parking and an excellent candidate for infill development		
Site Limitations	The site is fairly small, and suitable for limited typology of housing development		
Density Potential	There is potential for a high density development in the downtown mixed-use area.		

Neighbourhood Character

Neighbourhood Character		
Surrounding Building Heights		
Shopping and Amenities Within 800m		
Schools/Daycare Facilities		
Community Facilities		
Recreation/Parks		
Transit		
Medical Services		

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Planning Overview

Official Plan Designation	Downtown		
Land Use Zoning	DMC -Downtown Mixed-Use Centre		
	Zoning Regulations		
Lot Frontage (min)/ Depth	N/A		Section 5.3
Lot Area (min)	N/A		Where permitted by this By-law an apartment unit permitted in Commercial and Mixed Use Zones shall be in accordance with the following provisions: a) Apartment unit(s) shall be located in the second or higher storey of commercial buildings. See Footnote pg. 8-7 (1) Dwelling units may occupy a maximum of seventy-five percent of the ground floor area of any building in the Downtown Mixed Use Centre Zone. The street front portion of such building shall be used exclusively for non-Residential uses, save and except access to ground floor dwelling units is permitted
Unit Density			
Height (max)	24m		
Lot Coverage	40%		
Landscaped Open Space	N/A		
Front Yard Setback	0m		
Rear Yard Setback	4.5m		
Side Yard Setbacks	0m	0m	
Parking	1 space per unit or 0.3 spaces per unit (for units 50.0 sq m or less)		
Environment			
Other Regulatory Agencies			

Summary



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#4: Broadway Area



Property Ownership	City of Welland		
Property Size	Various		
Site Features	Greenfield development in neighbourhood well-served by parks, trails and open space		
Site Limitations	Ecologically sensitive areas will impact site design. Stormwater has been previously affected by development and requires sensitive site design		
Density Potential	Medium Density residential development (townhouses) has recently been constructed in this area.		

City of Welland – Site Evaluations

Neighbourhood Character

Neighbourhood Character	The area has been developed with a pattern of single homes and small multi-unit dwellings with treed open spaces in adjacent parkland and trails	
Surrounding Building Heights	2 storeys	
Shopping and Amenities Within 800m		
Schools/Daycare Facilities		
Community Facilities		
Recreation/Parks		
Transit		
Medical Services		

City of Welland – Site Evaluations



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Planning Overview

Official Plan Designation	Low Density Residential		
Land Use Zoning	RL2 – Low Density Residential 2		
	Zoning Regulations		Zoning Considerations
Lot Frontage (min)/ Depth	Multiple Dwelling: 18m Street townhouses: 5 - 6.0m		5.6 Standard Condominium 5.6.3 Common Element Condominiums Notwithstanding Section 5.13 of this By-law, single-detached dwellings, two-unit dwellings or townhouse dwelling shall be permitted on lots without frontage on a public street provided that all such dwellings are located on Parcel of Tied Lands (POTL) to a Common Element Condominium (CEC) consisting of at least a common private driveway connecting to a public street.
Lot Area (min)	300 sq m (2 unit dwelling) 540.0 sq m (Multiple Dwelling)		
Unit Density			
Height (max)	11m		
Lot Coverage	50-55%		
Landscaped Open Space	20%		
Front Yard Setback	4.5m and 6.0m		
Rear Yard Setback	6.0m		
Side Yard Setbacks	1.0m	2.0m (multiple unit dwelling)	
Parking	1 space per unit or 0.3 spaces per unit (for units 50.0 sq m or less)		
Environment	Environmental Conservation Overlay – see zoning map G-2		
Other Regulatory Agencies			

Summary – Broadway Properties



Figure 2- Block Townhouses with single entrance driveway, Exandarea Meadows Housing Co-operative, Exeter, Ontario

High Priority Site

The city-owned properties in the Broadway area represent a strong opportunity for infill residential development. Lots that have large areas but minimal frontage can be developed as co-operatively owned sites, such as the Exandarea Meadows Housing Co-operative in Exeter, Ontario (Figure 2).



Figure 3. Zoning map G-2 shows an Environmental Conservation Overlay on some properties in the Broadway area (shown in light green). A development lot could be created on the west side of Kilgour, south of Broadway that is highly suitable for a townhouse development with a single entrance driveway

#5. 21 Park Street & 180-182 Lincoln Street



Property Ownership	City of Welland Parcel 10587	
Property Size	1556 sq m	.39 acres
Site Features	The site is an underutilized parking lot with good potential for infill, and access from both Lincoln Street and Park Street	
Site Limitations	The site is narrow, and the building at 184 Lincoln Street is located very close to the property line	
Density Potential	This site could accommodate a small multiplex building	

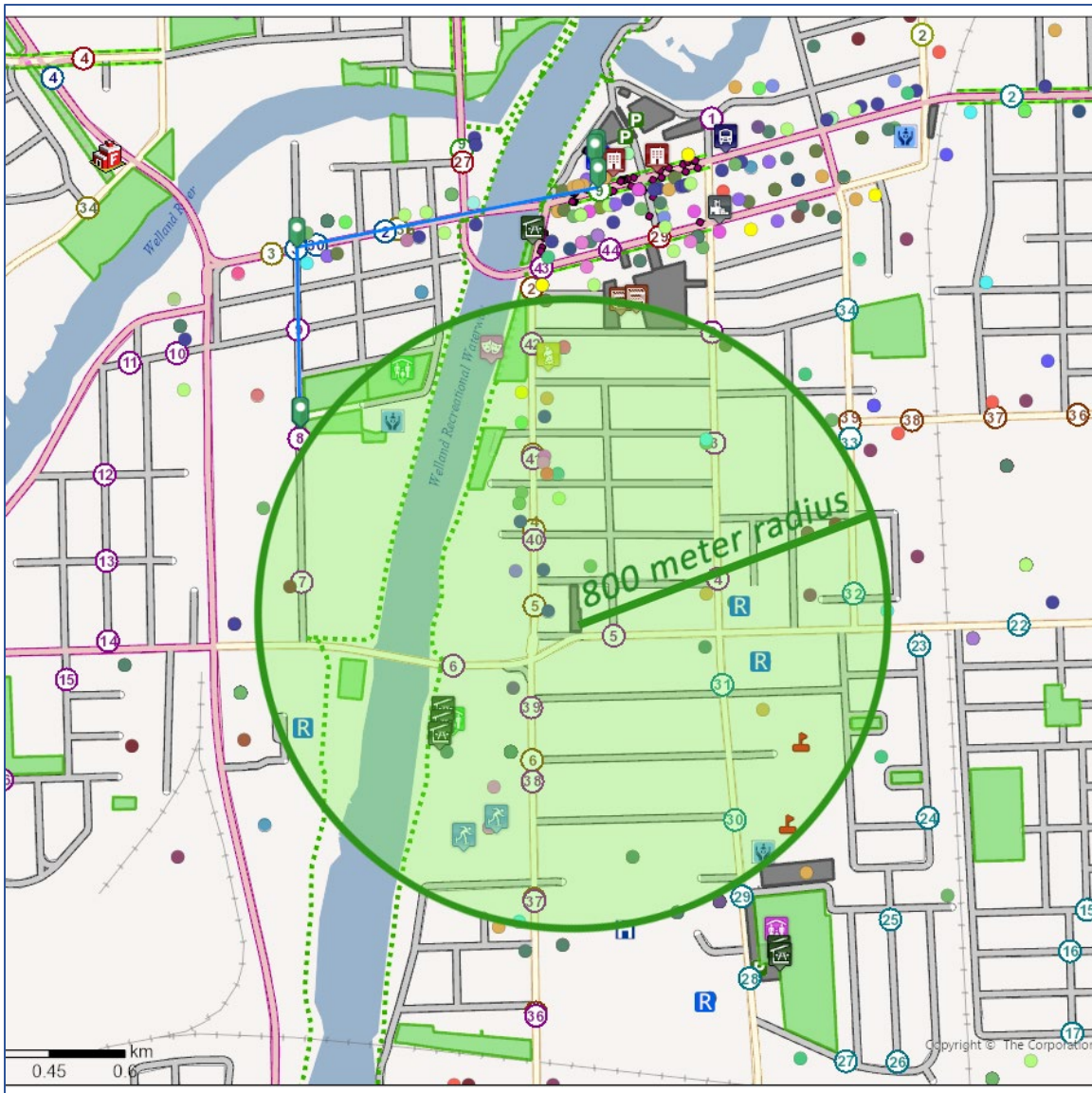


City of Welland – Site Evaluations

Neighbourhood Character

Neighbourhood Character		
Surrounding Building Heights		
Shopping and Amenities Within 800m		
Schools/Daycare Facilities		
Community Facilities		
Recreation/Parks		
Transit		
Medical Services		

City of Welland – Site Evaluations



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Planning Overview

Official Plan Designation	Low Density Residential	
Land Use Zoning	RL2 – Residential Low-Density 2	
	Zoning Regulations	
Lot Frontage (min)/ Depth	Multiple Dwelling: 18m Street townhouses: 5 - 6.0m	
Lot Area (min)	300 sq m (2 unit dwelling) 540.0 sq m (Multiple Dwelling)	
Unit Density		
Height (max)	11m	
Lot Coverage	50-55%	
Landscaped Open Space	20%	
Front Yard Setback	4.5m and 6.0m	
Rear Yard Setback	6.0m	
Side Yard Setbacks	1.0m	2.0m (multiple unit dwelling)
Parking	1 space per unit or 0.3 spaces per unit (for units 50.0 sq m or less)	
Environment		
Other Regulatory Agencies		

Summary

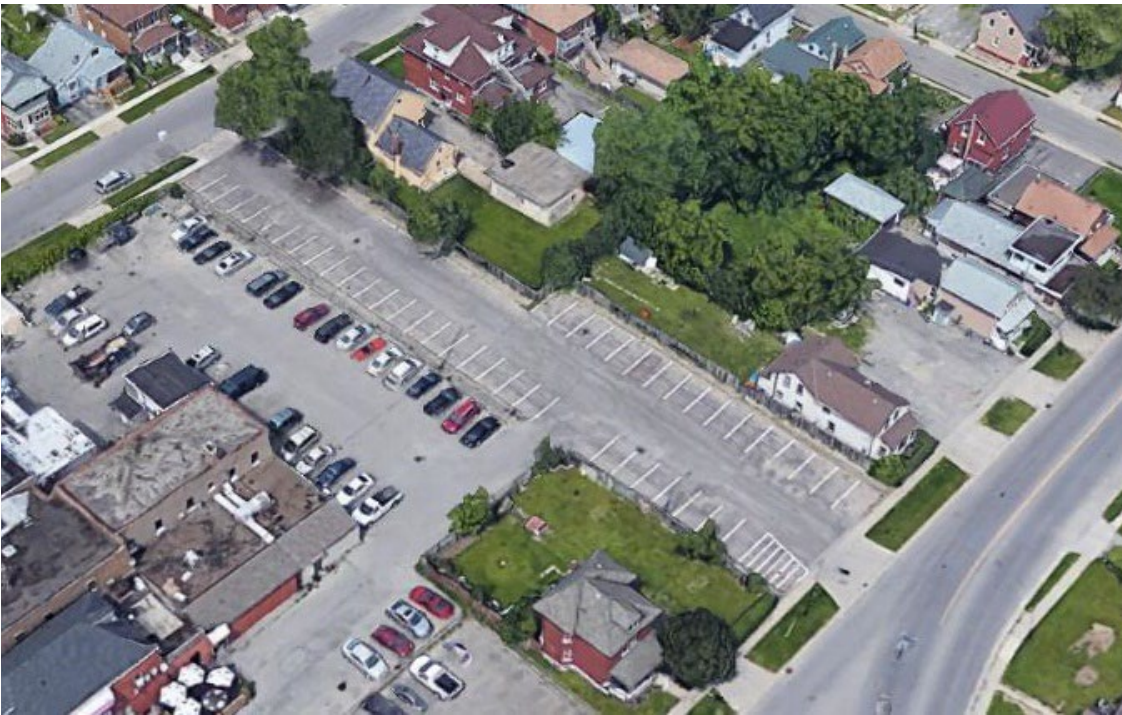


Figure 4 - Modular Stacked Townhouses. Photo: Locusi

High Priority Site

A stacked townhouse development of 10 -16 units could be accommodated on this site. With a stacked townhouse development on the southern portion of the site (180-182 Lincoln), parking could be accommodated on the existing lot off Park St. on the north side. A shared landscaped amenity space between the parking and the building can be incorporated.

Lower units could be accessible, and suitable for seniors or singles, and upper units could be larger, suitable for families.

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#6: 855 Ontario Street



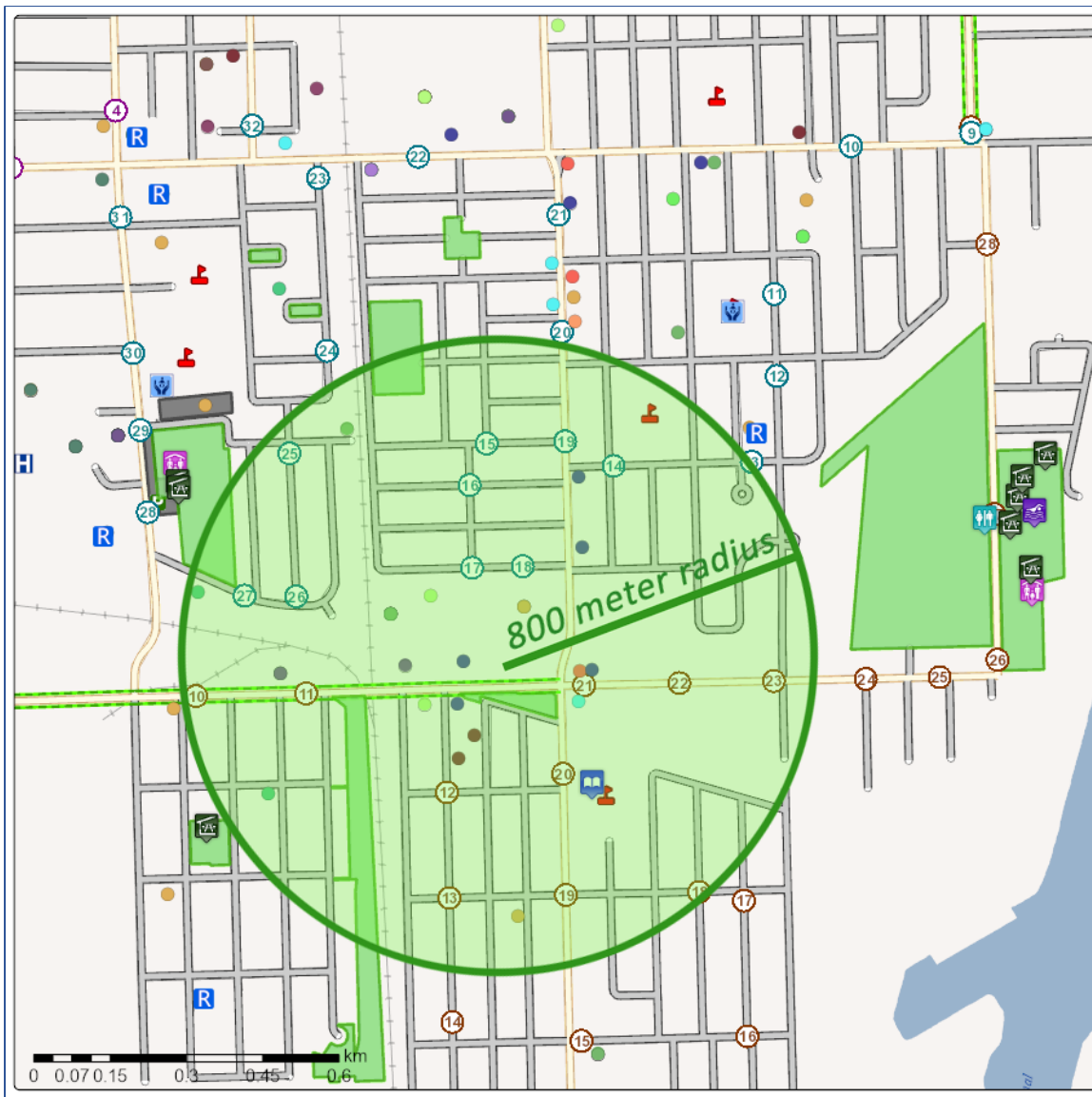
Property Ownership	City of Welland		
Property Size	4035.7 sq m	1 acre	
Site Features	A large, open site with good opportunity for infill development		
Site Limitations	Existing servicing and stormwater infrastructure exists on site. <i>*need to confirm that no service station existing previously</i>		
Density Potential	Excellent opportunity for high density housing.		

City of Welland – Site Evaluations

Neighbourhood Character

Neighbourhood Character		
Surrounding Building Heights		
Shopping and Amenities Within 800m		
Schools/Daycare Facilities		
Community Facilities		
Recreation/Parks		
Transit		
Medical Services		

City of Welland – Site Evaluations



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Planning Overview

Official Plan Designation	Medium Density Residential		
Land Use Zoning	RM – Residential Medium Density		
	Zoning Regulations	Zoning Considerations	
Lot Frontage (min)/ Depth	Apartment: 45m Street townhouses: 5 - 6.0m		Consider RH zoning for this site: Lot Area (min): 1000 sq m. Maximum Building Height: 32m (8 storeys) Side yard: 3.0/3.5 Lot Coverage 50% Landscaped Area 15% Rear Yard: 7.0m Front Yard 3.0m Lot Frontage: 40m
Lot Area (min)	160 sq m (Townhouse) 780. sq m (Apartment)		
Unit Density			
Height (max)	20m – Apartment 11m- Townhouse		
Lot Coverage	55%		
Landscaped Open Space	20%		
Front Yard Setback	0m (Apartment) 4.5m and 6.0m		
Rear Yard Setback	6.0m (Townhouse) 7.5m (Apartment)		
Side Yard Setbacks	1.0m	3.0m (Apartment)	
Parking	1 space per unit or 0.3 spaces per unit (for units 50.0 sq m or less)		
Environment			
Other Regulatory Agencies			

Summary



Figure 5-Sunshine Housing Co-operative to be constructed in Surrey, BC. The L-shaped 6-storey building will have 69 units.

High Priority Site

This large site provides an excellent opportunity for infill development. With easy walkability to shopping, health care services, schools, parks and libraries, a range of residents could be accommodated from families to seniors.

The proximity of this site to the existing Woodrose Co-operative provides a suitable model for ownership and management, and additional cost savings may be gained by sharing services and site amenities, and by working in partnership with Niagara Regional Housing and staff at Woodrose. Additional partnerships and collaborations may be sought with the Royal Canadian Legion Property to the east. See evaluation, site #13.

City of Welland – Site Evaluations

#7: 200 Division Street

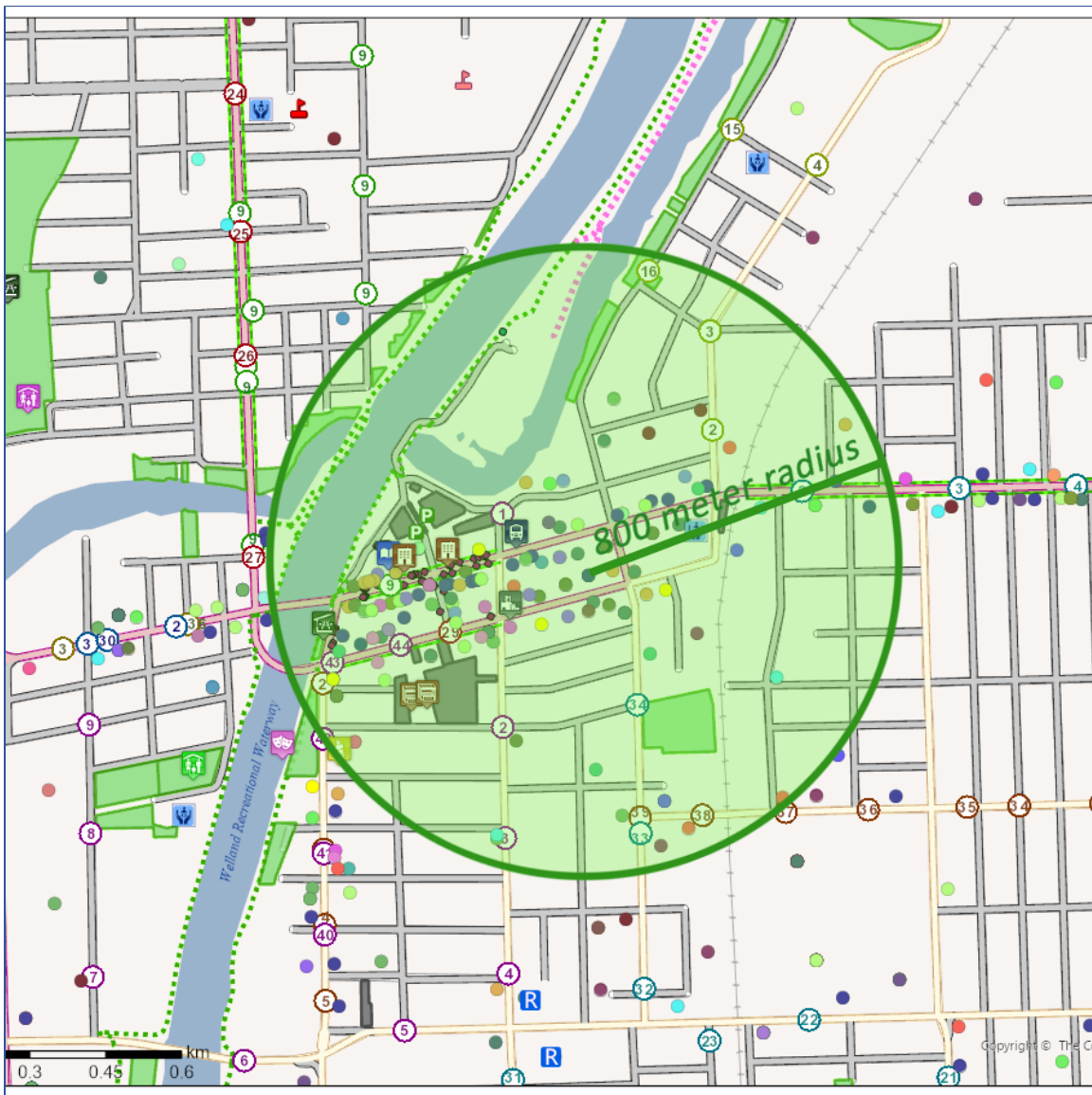


Property Ownership	Niagara Region		
Property Size	4316.6 sq m	1.07 acres	
Site Features	Adaptive Re-use of former Niagara Region Public Health – Welland Officed		
Site Limitations	Existing Building occupies full lot coverage potential		
Density Potential	There is potential for a high-density development in the downtown mixed-use area.		

Neighbourhood Character

Neighbourhood Character		
Surrounding Building Heights		
Shopping and Amenities Within 800m		
Schools/Daycare Facilities		
Community Facilities		
Recreation/Parks		
Transit		
Medical Services		

City of Welland – Site Evaluations



City of Welland – Site Evaluations

Planning Overview

Official Plan Designation	Downtown		
Land Use Zoning	DMC. Downtown Mixed-Use Center		
	Zoning Regulations		Zoning Considerations
Lot Frontage (min)/ Depth	N/A		Section 5.3
Lot Area (min)	N/A		Where permitted by this By-law an apartment unit permitted in Commercial and Mixed Use Zones shall be in accordance with the following provisions: a) Apartment unit(s) shall be located in the second or higher storey of commercial buildings. See Footnote pg. 8-7 (1) Dwelling units may occupy a maximum of seventy-five percent of the ground floor area of any building in the Downtown Mixed Use Centre Zone. The street front portion of such building shall be used exclusively for non-Residential uses, save and except access to ground floor dwelling units is permitted
Unit Density			
Height (max)	24m		
Lot Coverage	40%		
Landscaped Open Space	N/A		
Front Yard Setback	0m		
Rear Yard Setback	4.5m		
Side Yard Setbacks	0m	0m	
Parking	1 space per unit or 0.3 spaces per unit (for units 50.0 sq m or less)		
Environment			
Other Regulatory Agencies			

Summary



Figure 6. Housing development located on the roof of a commercial building in Stockholm, Sweden. Photo: C. Hempel

Low Priority Site

A transformative project for this site may include housing in the northern portion of the ground level development, and may include housing development as an addition to the upper stories.

Economic feasibility of a mixed-use development will require a more extensive study.

City of Welland – Site Evaluations

#8: 60 York Street – Niagara Region Lands



This site was not evaluated by TWC as it is already under development by Niagara Region.

City of Welland – Site Evaluations


#9: Niagara Health – Welland Site



Property Ownership	Province of Ontario		
Property Size	N/A		
Site Features	Multiple sites suitable for infill housing		
Site Limitations	Master Planning is currently underway by other organizations		
Density Potential	High Density Development has been established on the property and is suitable for the area.		

City of Welland – Site Evaluations

Neighbourhood Character

Neighbourhood Character	Mixed Densities and building types. 4-storey multi-unit housing on the south side, residential above commercial properties on the west side, single family homes on the north side	
Surrounding Building Heights	2-4 storeys	<p><i>Figure 7- Vacant land along King Street is highly suited to Higher Density affordable and market-rate rental apartment buildings, such as the recent CMHC-funded infill development at 174 King.</i></p>
Shopping and Amenities Within 800m		
Schools/Daycare Facilities		
Community Facilities		
Recreation/Parks		
Transit		
Medical Services		

City of Welland – Site Evaluations

Planning Overview

Official Plan Designation	Institutional			
Land Use Zoning	INSH			
	Zoning Regulations	Zoning Considerations		
Lot Frontage (min)/ Depth				
Lot Area (min)				
Unit Density				
Height (max)				
Lot Coverage				
Landscaped Open Space				
Front Yard Setback				
Rear Yard Setback				
Side Yard Setbacks				
Parking				
Environment				
Other Regulatory Agencies				

Summary



Figure 8- Existing buildings may be candidates for adaptive re-use projects to create supportive housing on the site of the hospital

Medium Priority Site

There are numerous opportunities on this large site for infill housing, with a wide range of housing types. Due to the proximity to medical services, the location is highly suited to projects that include supportive housing.

Available properties are widely varying in size – some are currently vacant, while other underutilized properties have existing buildings. An assessment of all potential opportunities should be conducted in partnership with

City of Welland – Site Evaluations


#10: 87 Lincoln



Property Ownership	Private Ownership		
Property Size	5928 sq m	1.46 acres	
Site Features	Southern portion of site has strong potential for townhouse development		
Site Limitations	Access to hydro easement is essential to best use of site		
Density Potential	Opportunities for medium density residential development on the southern portion of the site		

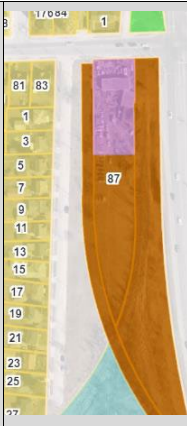
City of Welland – Site Evaluations

Neighbourhood Character

Neighbourhood Character		
Surrounding Building Heights		
Shopping and Amenities Within 800m		
Schools/Daycare Facilities		
Community Facilities		
Recreation/Parks		
Transit		
Medical Services		

City of Welland – Site Evaluations

Planning Overview

Official Plan Designation	Community Commercial Corridor (purple) Medium Density Residential (brown)	
Land Use Zoning	CC2 Community Commercial Corridor (purple) RM – Medium Density Residential (brown)	
	Zoning Regulations	Zoning Considerations
Lot Frontage (min)/ Depth		Section 5.3
Lot Area (min)		Where permitted by this By-law an apartment unit permitted in Commercial and Mixed Use Zones shall be in accordance with the following provisions: a) Apartment unit(s) shall be located in the second or higher storey of commercial buildings.
Unit Density		
Height (max)		
Lot Coverage		
Landscaped Open Space		
Front Yard Setback		
Rear Yard Setback		
Side Yard Setbacks		
Parking		
Environment		
Other Regulatory Agencies		

Summary

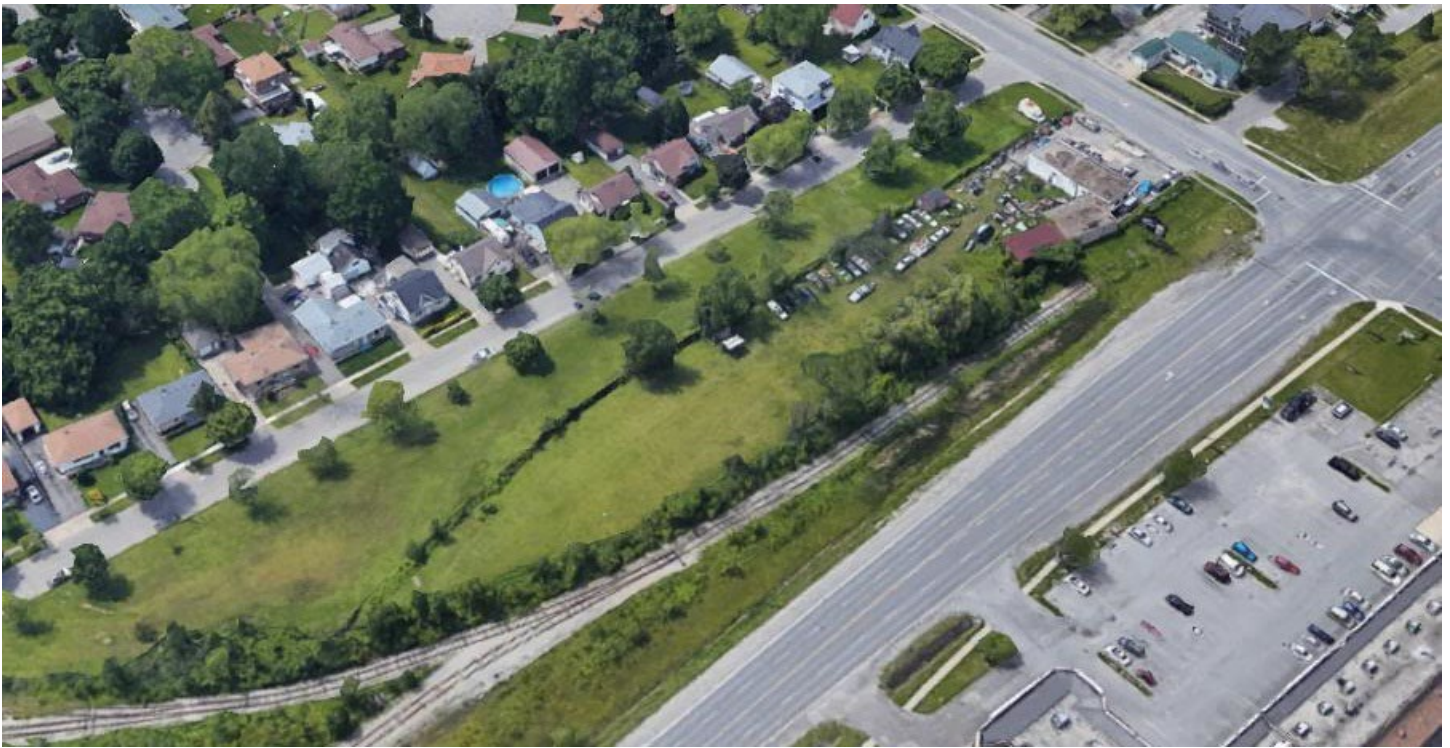


Figure 9 - This 28-unit apartment building in London, Ontario (77 Tecumseh Avenue) is designed to fit within a neighbourhood of single-detached homes and provides a housing type suitable for an aging population.

Recommendation:

Assemble and pre-zone a larger land parcel.

The existing zoning shows RM2 (Residential Medium Density) on the west, east and southern portion of the site, and commercial on the north portion of the site

With a reconfiguration of lot line boundaries, this site has excellent potential for townhouse or apartment building development on the southern portion of the site, with a redeveloped commercial property on the northern portion.

City of Welland – Site Evaluations

#11: 201 Major



Property Ownership	Private Ownership		
Property Size	4897.33 sq m.	1.21 acres	
Site Features	Large site in central commercial corridor		
Site Limitations	Existing Structure on site may require demolition. Brownfield/known site contamination		
Density Potential	High Density development is feasible		

City of Welland – Site Evaluations

Neighbourhood Character

Neighbourhood Character		
Surrounding Building Heights		
Shopping and Amenities Within 800m		
Schools/Daycare Facilities		
Community Facilities		
Recreation/Parks		
Transit		
Medical Services		

City of Welland – Site Evaluations

Planning Overview

Official Plan Designation	Downtown		
Land Use Zoning	DMC. Downtown Mixed-Use Center		
	Zoning Regulations	Zoning Considerations	
Lot Frontage (min)/ Depth	N/A		Section 5.3
Lot Area (min)	N/A		Where permitted by this By-law an apartment unit permitted in Commercial and Mixed Use Zones shall be in accordance with the following provisions: a) Apartment unit(s) shall be located in the second or higher storey of commercial buildings. See Footnote pg. 8-7 (1) Dwelling units may occupy a maximum of seventy-five percent of the ground floor area of any building in the Downtown Mixed Use Centre Zone. The street front portion of such building shall be used exclusively for non-Residential uses, save and except access to ground floor dwelling units is permitted
Unit Density			
Height (max)	24m		
Lot Coverage	40%		
Landscaped Open Space	N/A		
Front Yard Setback	0m		
Rear Yard Setback	4.5m		
Side Yard Setbacks	0m	0m	
Parking	1 space per unit or 0.3 spaces per unit (for units 50.0 sq m or less)		
Environment			
Other Regulatory Agencies			

Summary



Medium Priority

City of Welland – Site Evaluations

#12: 811 East Main



Property Ownership	Private Owner		
Property Size	2180.85 sq m	.54	
Site Features	Large site with infill opportunity		
Site Limitations	Brownfield Site: Previous use as service station		
Density Potential	Zoning supports high density residential development and mixed-use development on this site.		

Neighbourhood Character

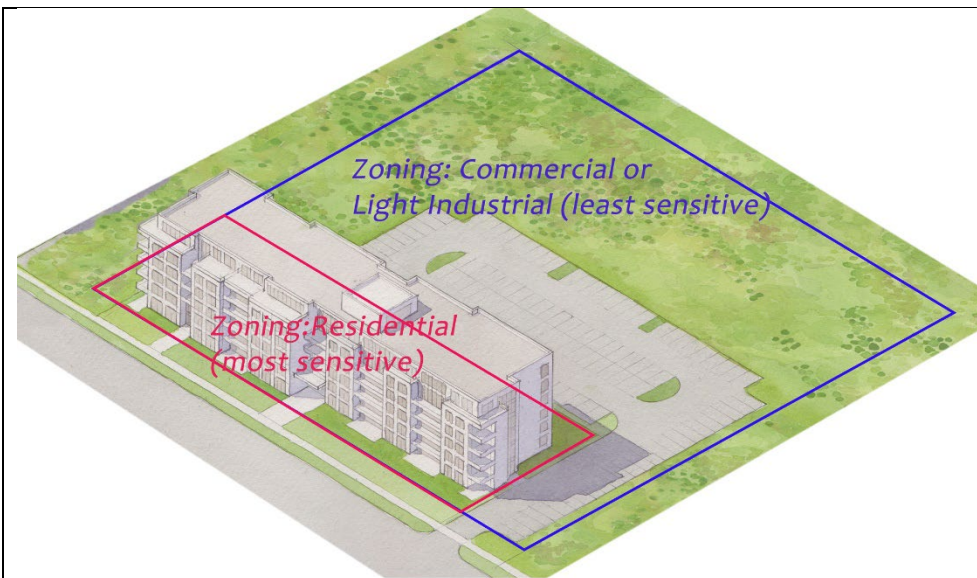
Neighbourhood Character		
Surrounding Building Heights		
Shopping and Amenities Within 800m		
Schools/Daycare Facilities		
Community Facilities		
Recreation/Parks		
Transit		
Medical Services		

City of Welland – Site Evaluations

Planning Overview

Official Plan Designation	Community Commercial Corridor	
Land Use Zoning	CC2 Community Commercial Corridor	
	Zoning Regulations	Zoning Considerations
Lot Frontage (min)/ Depth	N/A	Section 5.3
Lot Area (min)	600 sq m	Where permitted by this By-law an apartment unit permitted in Commercial and Mixed Use Zones shall be in accordance with the following provisions: a) Apartment unit(s) shall be located in the second or higher storey of commercial buildings. See Footnote pg. 8-7 (1) Dwelling units may occupy a maximum of seventy-five percent of the ground floor area of any building in the Downtown Mixed Use Centre Zone. The street front portion of such building shall be used exclusively for non-Residential uses, save and except access to ground floor dwelling units is permitted
Unit Density		
Height (max)	24m	
Lot Coverage	50%	
Landscaped Open Space	15%	
Front Yard Setback	0m	
Rear Yard Setback	4.5m	
Side Yard Setbacks	0m 3.0m ext.	
Parking	1 space per unit or 0.3 spaces per unit (for units 50.0 sq m or less)	
Environment		
Other Regulatory Agencies		

Summary



Medium Priority

In order to support feasible private redevelopment of brownfield sites, a strategy of upzoning on portions of the site (such as reduced site setbacks, elimination of parking requirements, increase of lot coverage) may improve viability of residential redevelopment.

Parking and access driveways can be located on commercial/unremediated lands.

#13: 383 Morningstar Avenue – Royal Canadian Legion



Property Ownership	Royal Canadian Legion		
Property Size	13000 sq m	3.21 acres	
Site Features	Very large site with an abundance of parking. Close proximity to shopping, transit, open space		
Site Limitations	Privately-owned site		
Density Potential	Potential for High Density residential development		

City of Welland – Site Evaluations

Neighbourhood Character

Neighbourhood Character		
Surrounding Building Heights		
Shopping and Amenities Within 800m		
Schools/Daycare Facilities		
Community Facilities		
Recreation/Parks		
Transit		
Medical Services		

City of Welland – Site Evaluations

Planning Overview

Official Plan Designation	Institutional		
Land Use Zoning	INS1 Institutional and Community Wellness		
	Zoning Regulations	Zoning Considerations	
Lot Frontage (min)/ Depth	Apartment: 45m Street townhouses: 5 - 6.0m		Consider RH zoning for this site:
Lot Area (min)	160 sq m (Townhouse) 780. sq m (Apartment)		Lot Area (min): 1000 sq m. Maximum Building Height: 32m (8 storeys)
Unit Density			Side yard: 3.0/3.5 Lot Coverage 50%
Height (max)	20m – Apartment 11m- Townhouse		Landscaped Area 15% Rear Yard: 7.0m
Lot Coverage	55%		Front Yard 3.0m
Landscaped Open Space	20%		Lot Frontage: 40m
Front Yard Setback	0m (Apartment) 4.5m and 6.0m		
Rear Yard Setback	6.0m (Townhouse) 7.5m (Apartment)		
Side Yard Setbacks	1.0m	3.0m (Apartment)	
Parking	1 space per unit or 0.3 spaces per unit (for units 50.0 sq m or less)		
Environment			
Other Regulatory Agencies			

Summary



Figure 10- The Andy Carswell Building, Veteran's House - Barrhaven, Ontario. M

High Priority Site

The Royal Canadian Legion property provides an ideal location for a larger housing development, with a mix of supportive housing, senior's housing, family and market rate buildings. In combination with the city-owned property at 855 Ontario Street, a significant collaborative project could be planned for these combined sites.



Figure 11- The Haven - Multi-Faith Initiative Housing in Barrhaven, Ontario. Hobin Architecture