INFILL DEVELOPMENT
“Fitting In – But How?”

The Hintonburg S I X
A review of a successful infill project in Ottawa’s Hintonburg neighbourhood
Background

• What is infill?
• Why is it happening?
• Why is the discussion timely?
• 3 reasons why some infill developments don’t fit in

The Hintonburg SIX & and its design approach

• A one storey home is replaced by 6 homes
  (4 single family homes & 1 semi-detached)
What is Infill?

Infill development is filling gaps in an existing urban fabric.

- Demolish and replace existing buildings
- Adding on to existing buildings
- Underutilized land
- Vacant land
Why is it happening?

• Growing in rather than growing out is a sustainable way to grow a city (intensification movement).
• Movement back to the city – for the lifestyle, the amenities…
Why is this discussion timely?

Municipalities are struggling to craft regulations which will ensure that infill projects fit in

- Zoning bylaws
- Design guidelines
3 Reasons Some Infill Developments Don’t Fit In

1. House size & small lots
2. Car storage
3. Design effort
1. House size & small lots

1970’s

• Average new single family dwelling was 1075 square feet
• Average household had 4.5 people
  That’s 239 square feet per person.

2011

• Average new home was 2300 square feet
• Average household had 2.5 people or
  920 square feet per person.
2. Car storage

The need to store not one, but 2 cars inside the house
3. Design effort

Infill design is about knitting into an existing built fabric, and it takes time in order to:

- Understand the nuances of an urban fabric
- Be neighbourly and courteous
- Deal with some archaic rules and regulations
Design Approach
“The How”

An example of the intensification of residential land through infill where 1 home is replaced by 6 homes.


THE HINTONBURG SIX 2013
Historical Research

• To be inspired by the history of the place
• To understand why the built fabric is what it is
• To formulate an authentic narrative that can underpin the design plan
Some background on Hintonburg/ Mechanicsville

- Ottawa’s 1st industrial suburb
- a working class village annexed to Ottawa in early 1900’s
- cheap land that was walking distance to pulp mills, lumbering, construction work, and a foundry
- surrounded by railways to the north, south, and east
- skewed grid built off old Richmond Road
- small, simple, self-built homes
- built close to the street
- built close together
- 2 storeys
1902
THE BUILT FABRIC OVER TIME
Capital Wire Cloth
THE DESIGN & THE BYLAWS

DEVELOPMENT PERMITTED BY BYLAW
- 5 UNIT ROW HOUSE

DEVELOPMENT PROPOSED
- 4 SINGLES + 1 SEMI - DETACHED
223 CARRUTHERS AVE - LOT AREA: 598 SQ.FT
LOT SIZE: 13’ X 45.5’

227 CARRUTHERS AVE - LOT AREA: 829 SQ.FT
LOT SIZE: 18’ X 45.5’

53 GRANT ST - LOT AREA: 1280 SQ.FT
LOT SIZE: 25’ X 51’

55 GRANT ST - LOT AREA: 1280 SQ.FT
LOT SIZE: 25’ X 51’

32 OXFORD ST - LOT AREA: 1000 SQ.FT
LOT SIZE: 25’ X 40’

337 PARKDALE AVE - LOT AREA: 925 SQ.FT
LOT SIZE: 18.5’ X 50’

339 PARKDALE AVE - LOT AREA: 1075 SQ.FT
LOT SIZE: 21.5’ X 50’
The Design & Fitting In
LEGEND
1 WASHROOM
2 MECHANICAL/STORAGE
3 BEDROOM
4 ENTRY
5 DINING
6 KITCHEN
SECOND FLOOR PLAN

LOFT PLAN

LEGEND
7 WASHROOM
8 LIVING
9 BEDROOM
10 STUDIO
11 ROOF DECK