

**information package:**

**comprehensively planned  
detached housing developments**

ARCHITECTURAL AND PLANNING DIVISION

CENTRAL MORTGAGE AND HOUSING CORPORATION

## INTRODUCTION

In recent years the price of a single family home in a conventional subdivision has escalated rapidly to the point where at present, a large percentage of potential homebuyers can no longer afford this traditional ideal of a home. A major factor contributing to this price increase is the high cost of serviced land and in an effort to provide an economic alternative to conventional detached housing a number of new housing concepts have emerged which focus on more efficient utilization of land.

One of these new housing concepts which is becoming increasingly popular is denser forms of detached housing in comprehensively planned developments. In a comprehensively planned development all aspects of the project are preplanned in detail, carefully relating the specific design of each dwelling unit to the surrounding environment.

The development of a project in this way removes the site planning uncertainty associated with the conventional subdivision process thus permitting the reduction of existing lot sizes and setbacks requirements while still providing an appropriate residential environment.

The preparation of these comprehensively planned housing developments however requires considerable skill and expertise in order to successfully resolve factors such as privacy, orientation, access, parking, site drainage and so on. As the concept of denser detached housing is still relatively new it was felt that it would be useful to illustrate a number of existing projects as a means of pointing out some of the factors that should be taken into account when designing this form of housing.

This paper describes four comprehensively planned developments that have been completed recently:

1. Greenfield Estates - Edmonton, Alberta
2. HUDAC, Mark VIII Houses - Winnipeg, Manitoba
3. Central Park - Bramalea, Ontario
4. Beacon Hill North Courthouses - Ottawa, Ontario

These projects are not intended to represent ideal examples of this form of development but rather they have been selected as an indication of the variety of approaches that can be employed in terms of the physical layout, scale and form of tenure. Though in the strict sense of the definition the housing structures in two of these projects are not completely detached it is felt for all intents and purposes they can be considered as a form of detached housing.

The brief description and analysis provided for each project is based on information provided from our Branch office.

It is hoped this material will serve as a useful reference to both proponents and reviewers of future comprehensively planned developments by providing opportunity to assess the advantages and disadvantages of some existing solutions and we look forward to receiving any comments individuals may have on this material.

May 1974.

MAY 1974.

GREENFIELDS ESTATE

DEVELOPER - Integrated Building Ltd.  
320 Royal Alex Place,  
Edmonton.

DESIGNER - Wayne Scott, M.R.A.I.C.  
205-10240-124th Street,  
Edmonton.

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PROJECT OBJECTIVES

The developer is providing homes in the \$28-\$32,000 price range, aimed at first time owners earning \$10-\$12,000. The price is appreciably below the \$30 - \$45,000 being asked for equivalent accommodation in nearby conventionally lotted subdivisions. The project is advertised as Canada's "First detached home condominium". The adoption of condominium tenure has permitted the use of reduced lot sizes and road widths resulting in a density of 12 units/acre while at the same time providing the owners with the advantages of a single family detached home with completely landscaped and enclosed private patio areas.

Public acceptance of this development appears to be good.

PROJECT PROFILE

The project is located in St. Albert, Alberta, approximately 15 miles from downtown Edmonton. Purchasers have the choice of 3 or 4 bedroom units in one or two storeys plus a basement. Owners assume responsibility for exterior and interior maintenance which keeps condominium charges down to an expected \$15 per month. The designer has adopted a checkerboard pattern with zero lot lines, eliminating narrow side yard and rendering

the total lot area usable. The one storey unit extends the full depth of the lot and is joined at the corners where similar adjacent units abut. The patio located at the side of the one storey units and at the side and rear of the two storey units is fully landscaped and enclosed by wood screen fences and the blank walls of adjacent units. Units are linked by double carports which, together with a strong pattern of asymmetrical roof forms is intended to create an urban street pattern. The large enclosed patios are intended to compensate for a lack of communal spaces for children. There are nearby public parks and a community centre is shared with an adjacent rental project owned by the developers.

## PROJECT DESIGN

### A) SITE DEVELOPMENT

The 32 ft. road allowance is fully taken up by a 24 ft. paved road with 4 ft. sidewalks on each side. Responsibility for maintenance rests presently with the condominium, however, the municipality will eventually take over.

### B) SEPARATION SPACE

The 22 ft. wide units are separated by the 22 ft. double carports, making a standard 44 ft. lot width. Lot depths are governed by the 56 ft. depth of the single storey unit plus the front yard of 20-25 ft. depth. With the possible exception of 3 lots with front yards of 20 ft. instead of 25 ft., all yard

dimensions meet SPH standards. In the one storey unit the kitchen and all three bedrooms look across the patio to the blank wall of the adjacent unit. The only direct access to the private outdoor area, other than through the carport, is from the master bedroom. The living room overlooks the street to the front. Both two storey units have the living room across the rear with direct access to and overlooking of the private patio in two directions. To the rear there is a 30 ft. separation distance from the living room window to the 5 ft. wood screen fence at the rear of the lot. The private yard area has a paved patio in front of the sliding doors from the living room.

Lack of party walls ensure good aural privacy. However, relatively low screen walls (approx. 5 ft. max) reduce visual privacy to a certain extent. As all living/dining areas have windows on two separate wall, sunlight is assured. The separation provided between units provides for sufficient ventilation for each of the units.

C) AMENITY SPACE

i) COMMUNAL SPACE

As mentioned earlier the project shares a community recreation centre with an adjacent rental project. The recreation centre is located on a 2 acre site and provides a clubhouse with baby sitting facilities, saunas, exercise, reading and games room as well as an outdoor swimming pool, two tennis courts and children's playground.

ii) INDIVIDUAL SPACE

The average area of the defined private outdoor space is 1,380 sq. ft. for the two storey units and 800 for the one storey units, and appears suitable for all normal backyard outdoor activities. As the four bedroom 2 storey unit has bedroom windows on all four sides, there is some overlooking onto adjacent private patios.

Almost all units are aligned on a N.S. axis ensuring that there is the minimum degree of overshadowing.

Access to the private outdoor living space is through a gate in the screen fence at the rear of the carport which contains storage facilities for outdoor equipment and garbage cans, for very large loads the fence must be dismantled.

The carport can accommodate 2 vehicles with standing space for a further 2 in front. Access for maintenance presents no problems, with the exception of one wall of the one-storey unit, the exterior walls up to second floor level are brick.

PROJECT APPRAISAL

The main merit of this proposal is that it has introduced a new concept of detached condominium housing (using the zero-lot line principle) to the Alberta market. The relatively high density achieved which is nearly triple the usual S.F.D. density for conventional subdivisions, is definitely a significant economic

factor. In the trade-off of density vs. living quality the concept came out quite well, the privacy (overlooking) aspect from the "second floor level" the only disturbing element, not so frequently occurring in the usual one storey S.F.D. areas. There have been no adverse comments about the smaller yard areas. As an urban environment, the form and massing of the project is reasonably successful, except for rather monotonous colour scheme. Parking space is adequate.

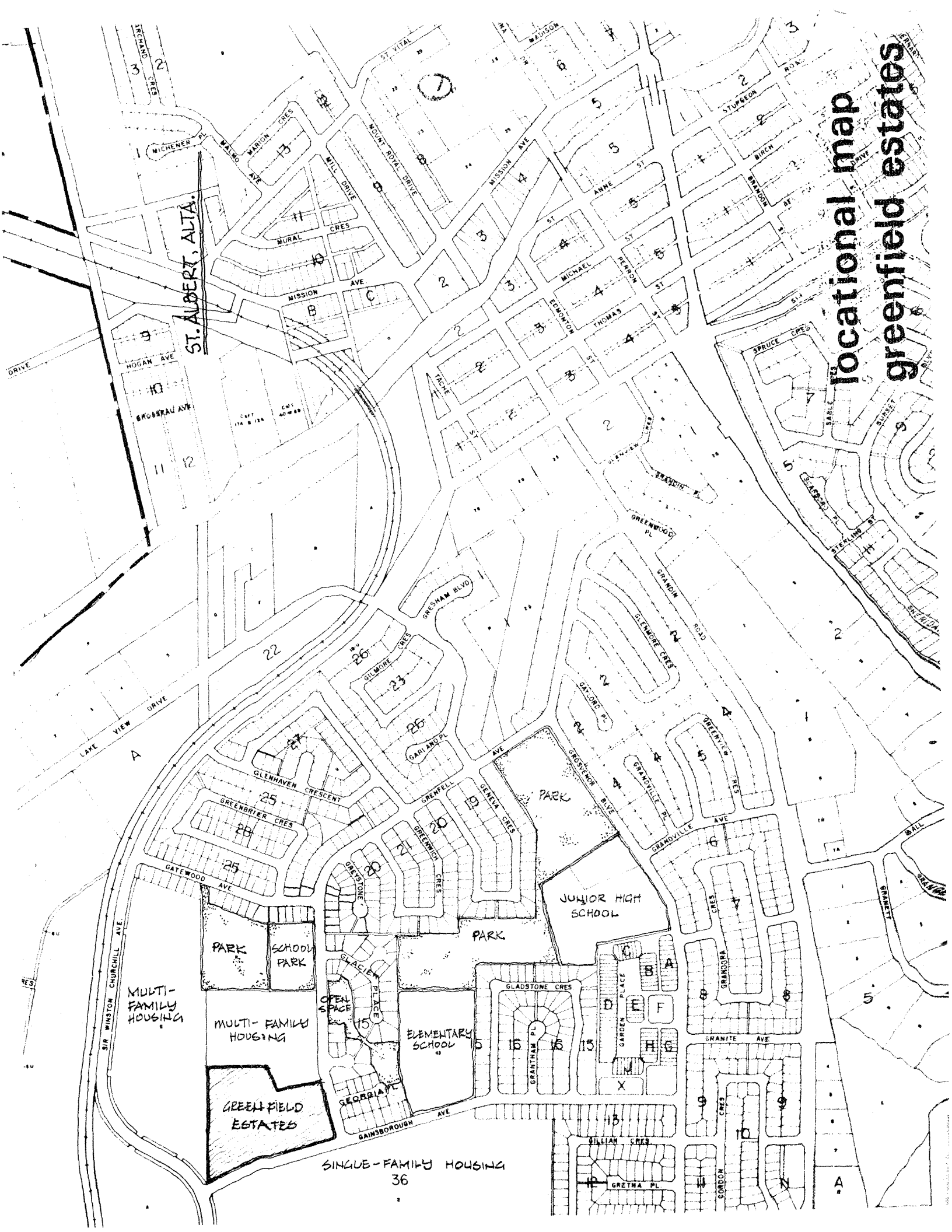
There has been very little feedback about the Phase I. The only known complaints are about minor aspects of the materials and construction methods (e.g. preference for other flooring); there has been no adverse reaction to the spatial and functional aspects.

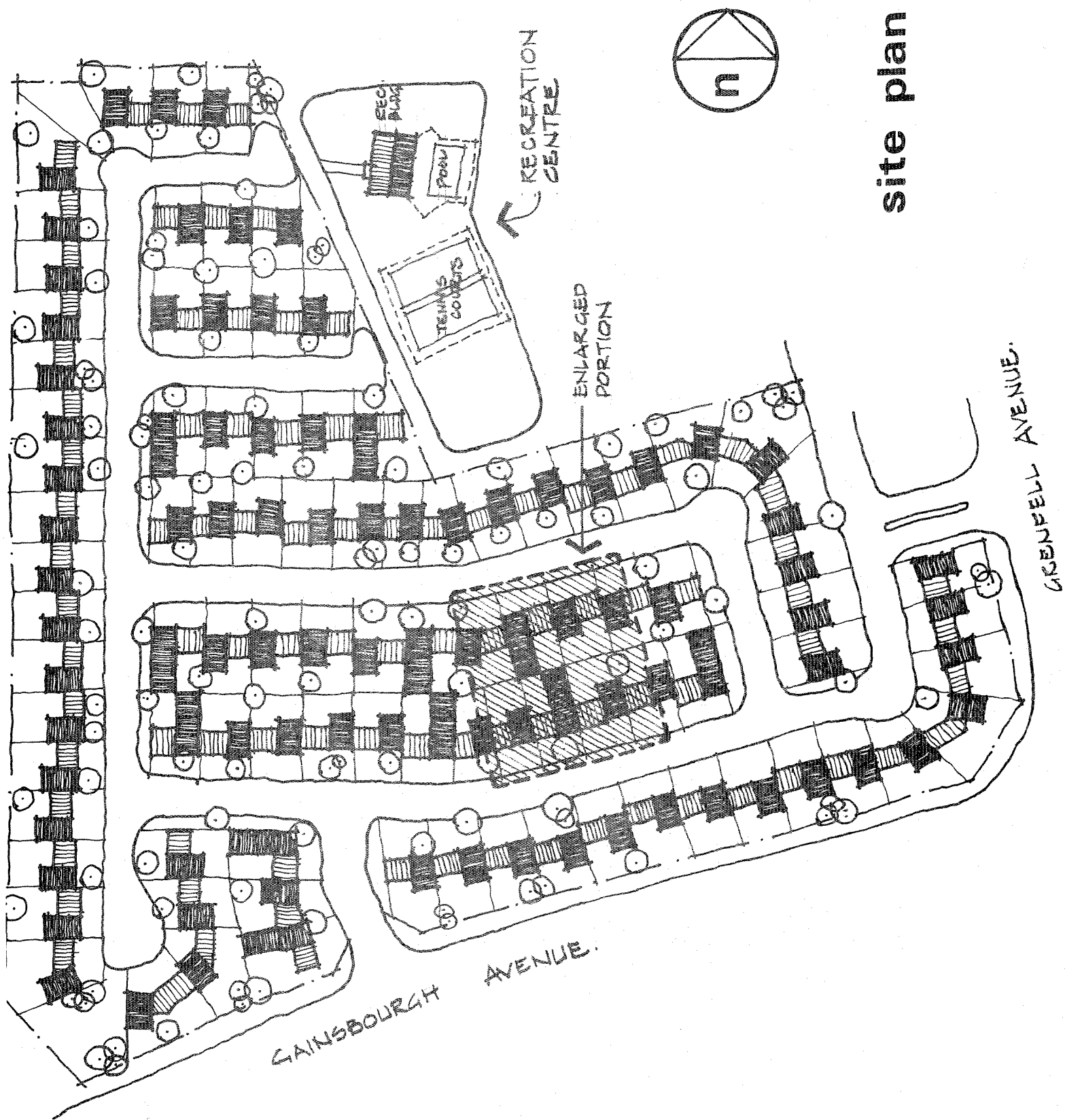


PROJECT DATA - GREENFIELDS ESTATE

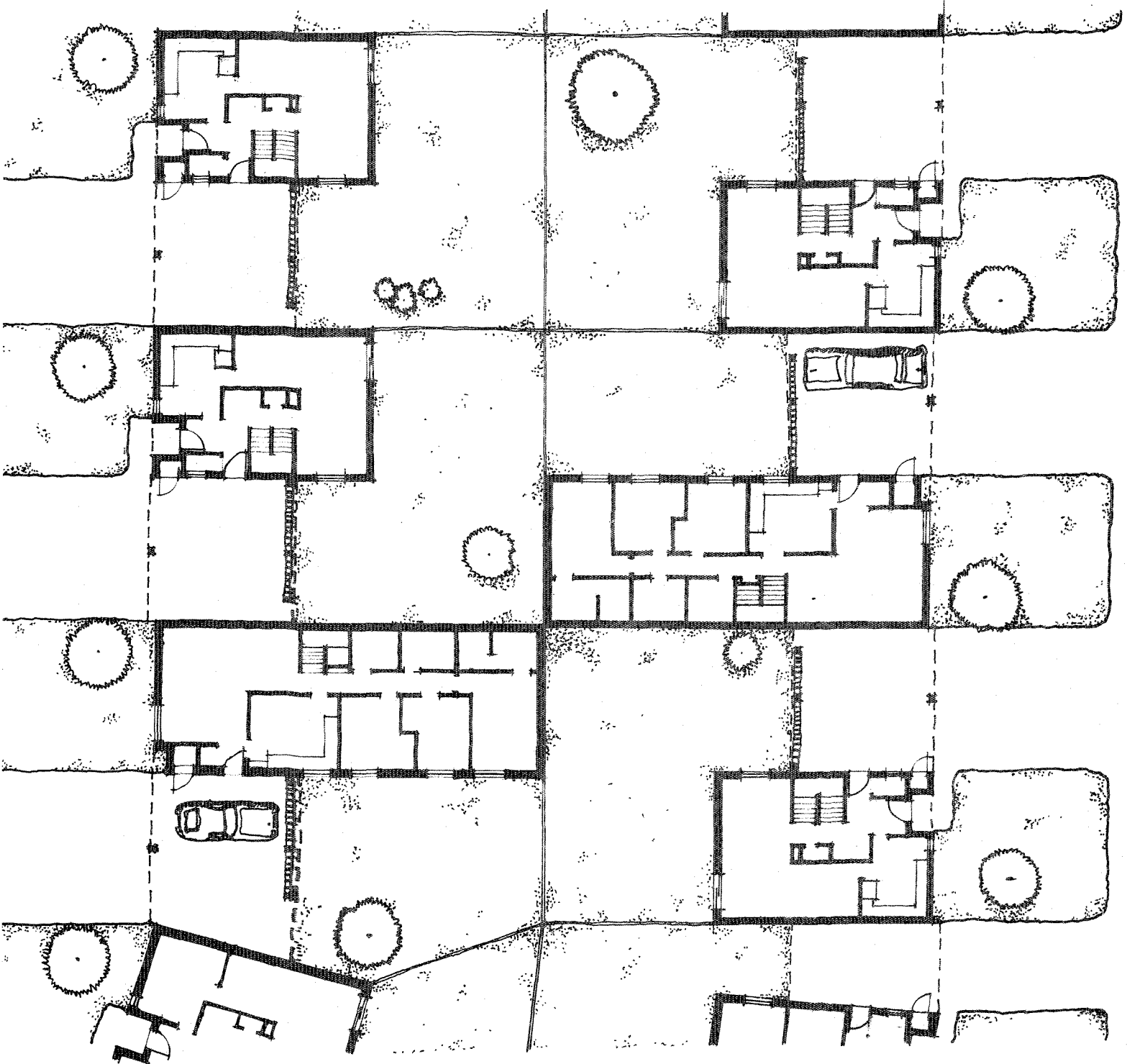
Form of tenure	Condominium
Number and breakdown of Units.	43 3-bedroom - 2-storeys; 11 3-bedroom - 1 storey 40 4-bedroom - 2-storeys - Total <u>94</u>
Site Area	10.4 acres (gross site area) 8.2 acres (net site area)
Density	8.8 units (53 persons) per acre gross (inc. roads) 11.2 units (62 persons) per acre net
Price & date of completion	Phase I on sale July 73 \$28,000 - \$30,000 II on sale Jan. 74 \$30,000 - \$32,000
Zoning	R-3 maximum permitted density 12 units per acre.
Lot Area	Minimum 2,380 sq. ft. Average 3,400 sq. ft.
Lot Width	Minimum 34 ft. Average 44 ft.
Private Outdoor Living Space	Minimum 560 sq. ft. Average 1,280 sq. ft.
Location of P.O.L.S.	12% wholly at side 88% part at side part at rear
Screening of P.O.L.S.	37% screened by adjacent blank wall 37% screened by wood screens 26% screened by own unit Nil unscreened
Unit Area	1,232 sq. ft. 3 bedrooms 1 storey 1,430 sq. ft. 4 bedrooms 2 storeys 1,408 sq. ft. 3 bedrooms 2 storeys

locational map  
greenfield estates



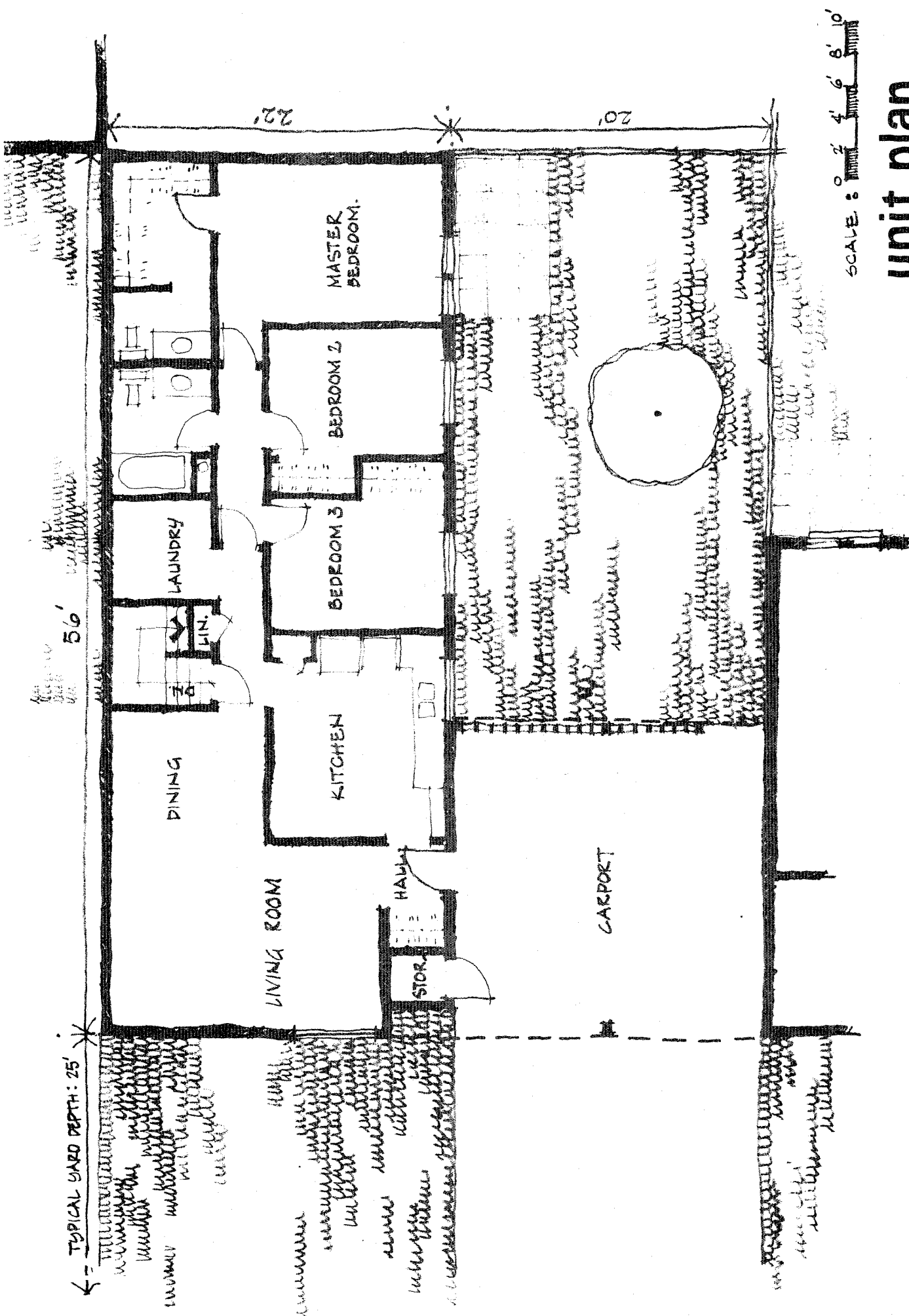


site plan



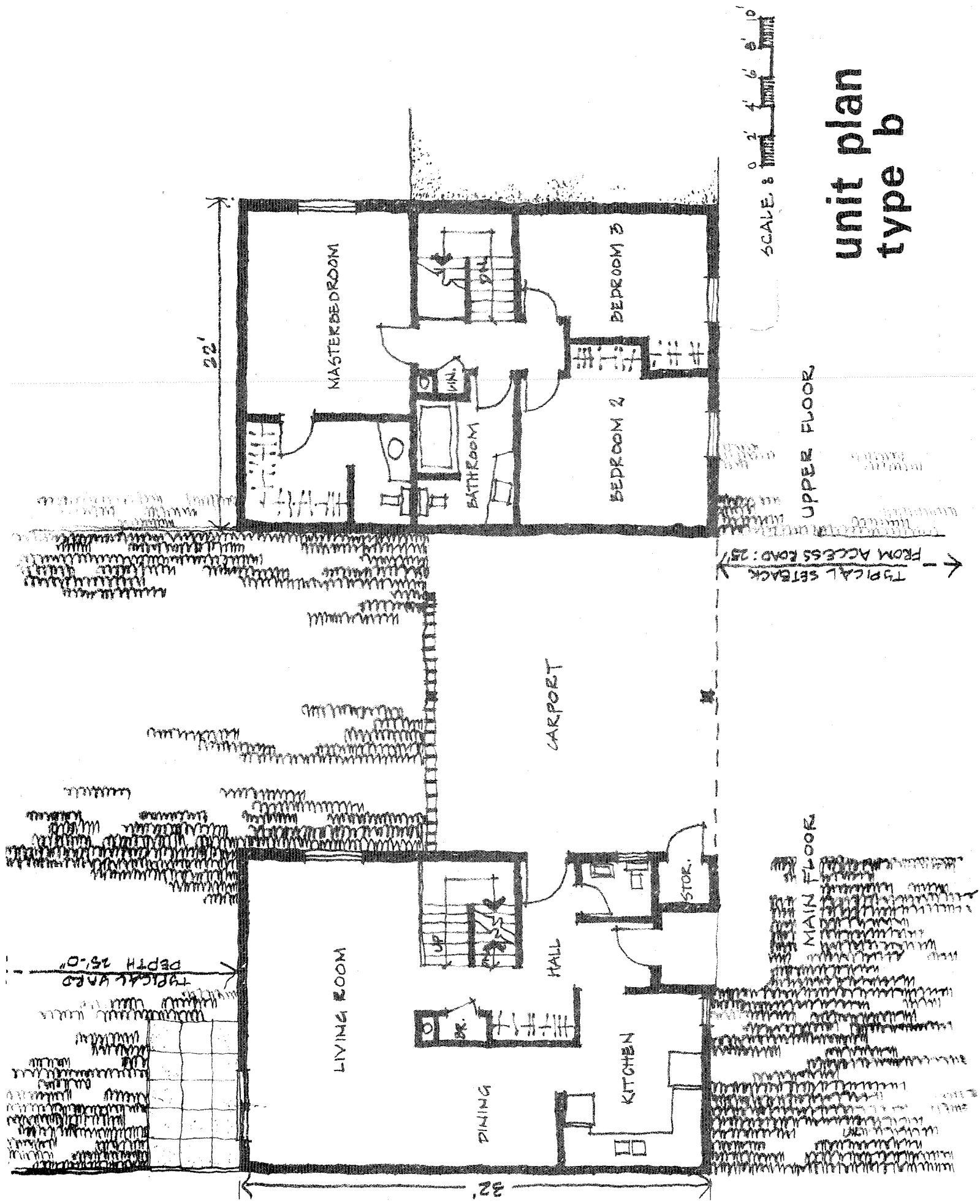
SCALE : 0 5 10 15 20 25

house  
grouping



SCALE: 0' 2' 4' 6' 8' 10'

# unit plan type a



unit plan  
type b

UPPER FLOOR

SCALE: 8' 0" 2' 4' 6' 8' 10'

← - TYPICAL SETBACK: 25' -  
FROM ACCESS ROAD: 25'

MAIN FLOOR

LIVING ROOM

DINING

KITCHEN

HALL

STOR.

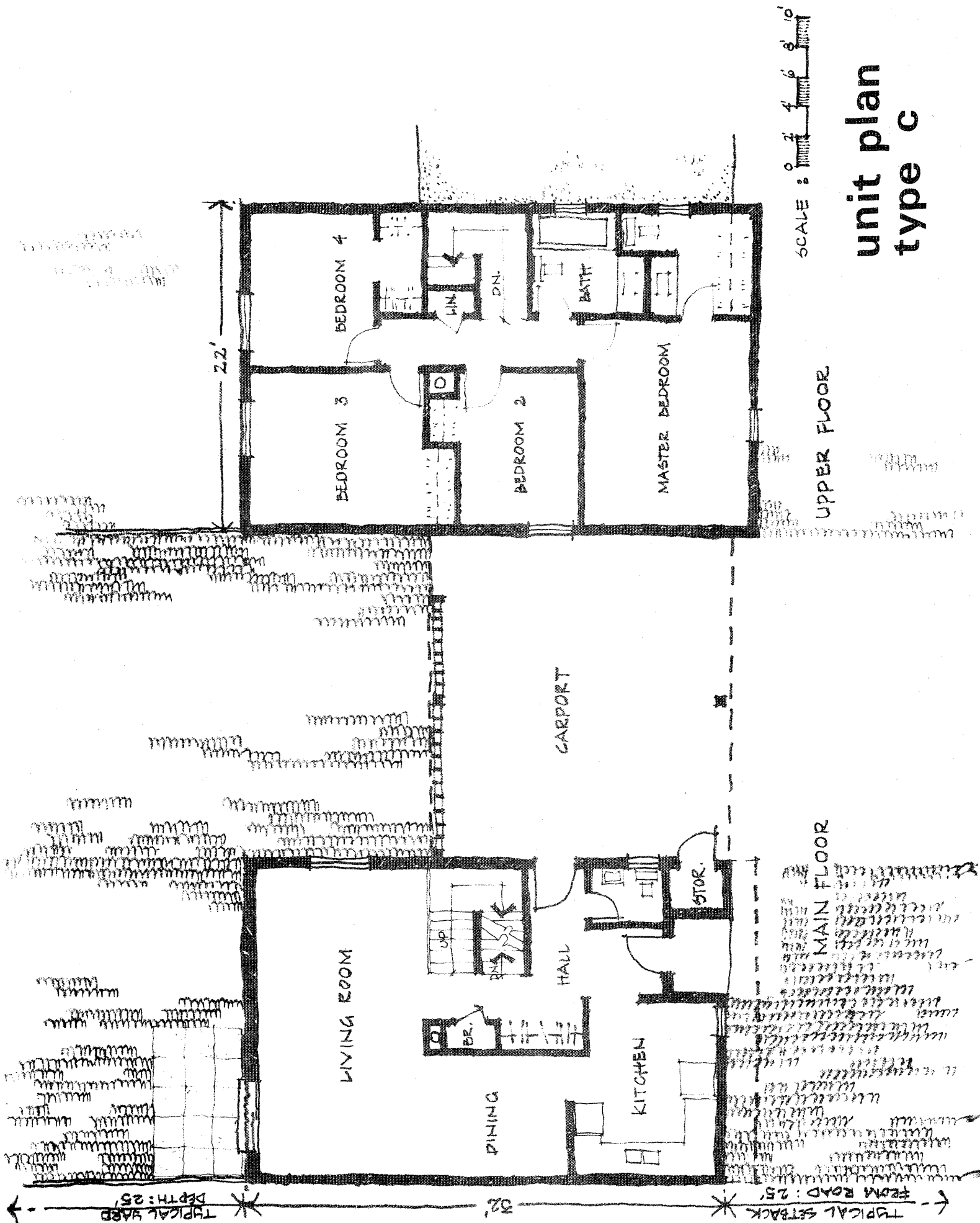
CARPORT

MASTER BEDROOM

BATHROOM

BEDROOM 2

BEDROOM 3



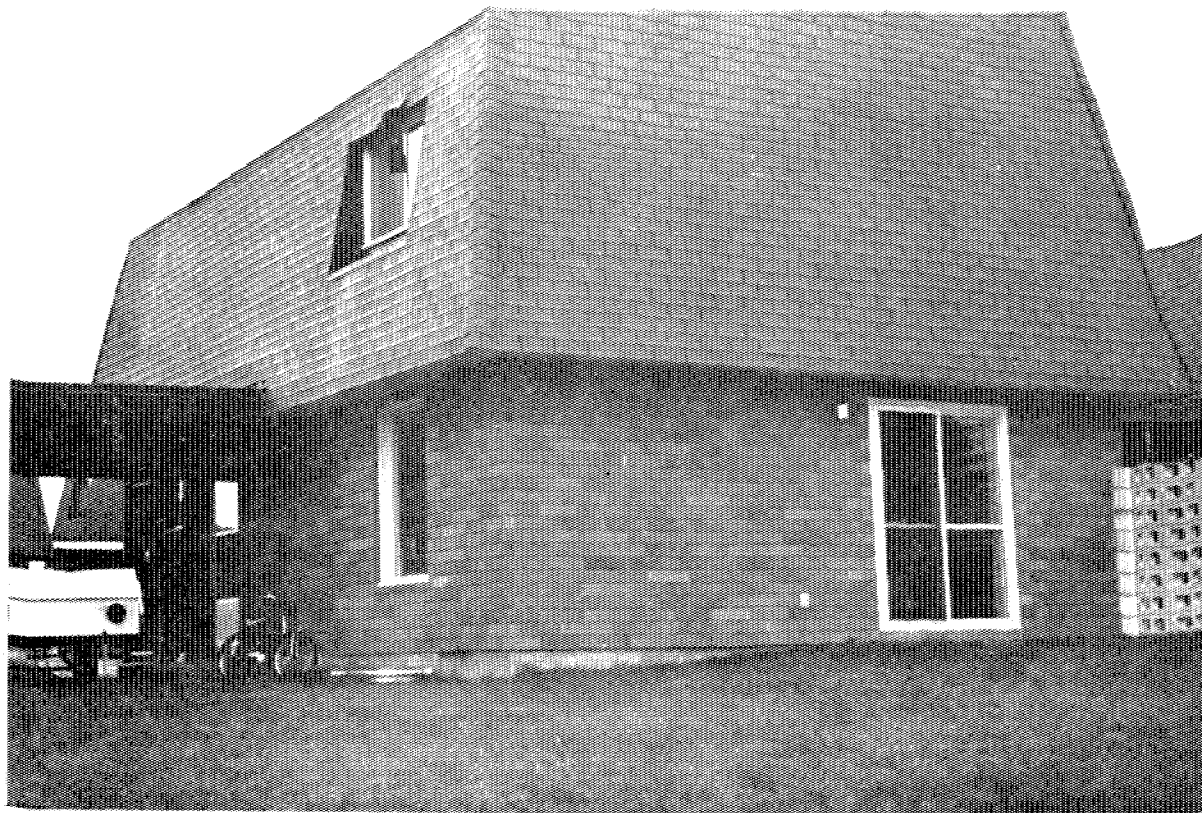


FRONT OF 3 BEDROOM UNIT  
NOTE NO FENCES YET INSTALLED



STREET VIEW - NOTE FENCE BEHIND CARPORT





VIEW FROM PATIO - 2 STOREY UNIT  
LANDSCAPING NOT YET INSTALLED



REAR OF 4 BEDROOM UNIT

May 1974.

MARK VIII HOUSE

DEVELOPER - Winnipeg Home Builders  
Association in  
Conjunction with HUDAC

WINNIPEG

DESIGNER - Eric Barker - M.R.A.I.C.

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PROJECT OBJECTIVES

The Mark VIII house program arose from the desire of HUDAC to introduce a form of housing available to low income group that would make use of very narrow-fronted vacant lots found in the core areas of most older cities. It was also intended to experiment with certain construction techniques tried out in previous projects of the HUDAC series. The idea was adopted by The Winnipeg Home Builders and extensively studied by the Institute of Urban Studies (IUS), University of Winnipeg, who obtained a Part V grant for this purpose.

The initial objective was to find sites for eight to twelve houses in Urban Renewal Area No. 2 in the core of Winnipeg, to be available under the Assisted Home Ownership program, to families with an income below \$6,000, at a price of \$14,000 - \$15,500. It proved more difficult than anticipated to find suitable vacant lots particularly as the City was unwilling to sell any land in its possession. Furthermore, of the vacant lots available, most required zoning changes involving public hearings. At these hearings there was considerable objections by individuals in surrounding properties to the proposed changes on the grounds of increase in density and lowering of

property values. As a result only 2 lots capable of accommodating four units were finally acquired.

#### PROJECT PROFILE

The two lots finally selected are located on Alexandra Avenue, an area of older 2 & 3 storey houses (75-100 years), occupied by families of low income persons - 2/3 of whom rent their homes, many houses being in multiple occupancy.

The Mark VIII houses are  $2\frac{1}{2}$  storeys in height using an L-shaped plan, arranged two per lot, one behind the other. The basement is finished and has full size windows. The bedroom areas were finished to the requirements of the purchaser, two units have three bedrooms, one has two bedrooms and one is arranged directly off the street with access to the rear unit by means of 4 ft. wide easement along the side of the front unit.

In construction, the spacing of joists was increased over the max. permitted under CCRC and the heating furnace was located in the roof space. Neither of these experiments proved satisfactory and required modification. It was originally intended to screen the total lot by 6 ft. wood screens. These were subsequently reduced to dividing fences of 4' 6" board between lots.

According to a survey carried out by IUS, public acceptance of this project has been fair to poor. The rear units receiving most adverse comment. The items most objected to were a) the small and restricted yards and lack of privacy - b) the high narrow appearance of the units and the poor finish.

PROJECT DESIGN

A) SITE DEVELOPMENT

This project has been developed within the normal City services framework.

B) SEPARATE SPACE

Original lot size 37 ft. x 78 ft. divided into two - the rear lot having one parking space directly off the street and a 3 ft. access strip.

The front unit living room windows overlook the street and have a 22 ft. separation space from the sidewalk parking spaces immediately to the side. Rear units' living room windows overlook the patios. All four living room windows have a north aspect. Dining-kitchen overlooks the patio area and being inter-connected with the living room provide some natural vantilation; however, the height of the building may cut down air movement in the internal courts. Bedroom windows of facing units have a total separation of 30 ft.

Visual and aural privacy within the unit should be average for the location.

C) AMENITY SPACE

i) COMMUNAL SPACE

No on-site communal space has been provided; there is a public park about half a mile distant.

ii) INDIVIDUAL SPACE

The private outdoor living spaces provided are 225-300 sq. ft. As the surrounding

units are raised half a storey above grade and dividing fences are limited to 4 ft. 6 in. in height, there is considerable overlooking from adjacent unit windows.

The 2½ storey height of the rear units on the south side will cause overshadowing of the yards for a considerable part of the day. Access to the rear units is by means of the 3 ft. path which could be awkward for furniture removals or emergency vehicles. Access to the private outdoor space is by a half flight of steps from the dining-kitchens. No outdoor storage space is provided nor is there any additional parking space for a second car or recreational vehicle. Garbage is stored in low containers adjacent to entrances. Access for external maintenance should not present problems but the stucco or gypsum at grade level may well rapidly show wear and damage.

#### PROJECT APPRAISAL

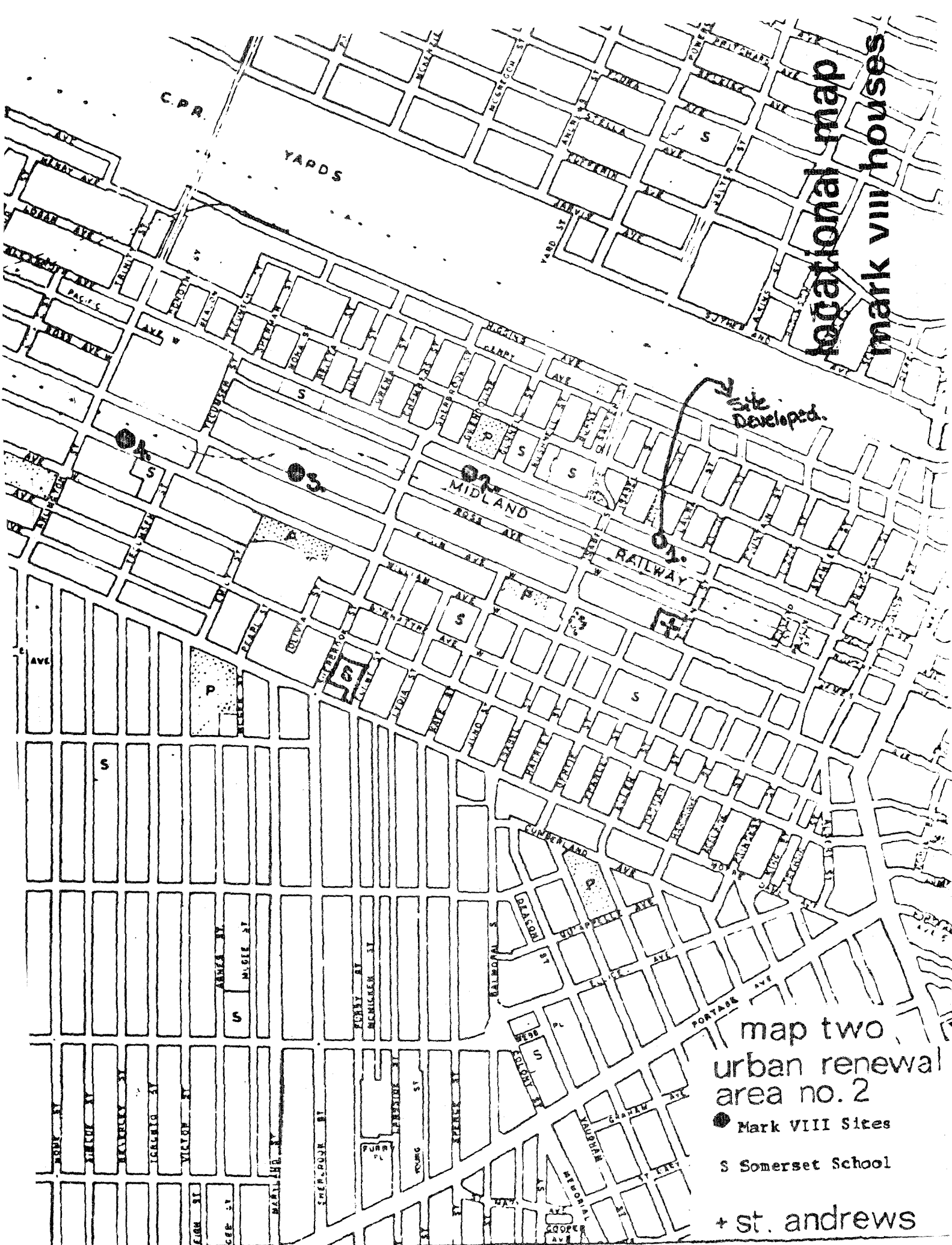
This project has suffered from a lack of clarity in its objectives. In addition the design has met with considerable local and political objections. The design factors do not appear to have been properly considered and as a result of the large number of individuals and agencies involved, represents a committee solution.

Public response, as already mentioned, has been somewhat unenthusiastic and the four units only sold after a considerable delay.

PROJECT DATA - HUDAC MARK VIII HOUSES

Form of tenure	Freehold ownership
Number & breakdown of units	4 units    2    2-bedroom    2    3-bedroom
Site Area	13 acres        5,698 sq. ft.
Density	30 units/acre
Price and date of completion	\$14,000 (income \$6,000)    \$14,300 (income \$6,675) \$15,000 (cash sale)        \$14,500 (income \$6,564)
	Date of completion - Summer 1173
Zoning	Not known
Lot Area	Minimum        1,217 sq. ft. Average        1,400 sq. ft.
Lot Width	Minimum        27 ft. Average        37 ft.
Private Outdoor Living Space	Minimum        221 sq. ft. Average        300 sq. ft.
Location of P.O.L.S.	Partially at side - partially at rear
Screening of P.O.L.S.	30% by 4 ft. 6" screen 30% by unit 40% open
Unit Area	864 sq. ft. - 944 sq. ft.

locational map  
mark viii houses

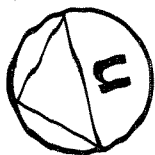


map two  
urban renewal  
area no. 2

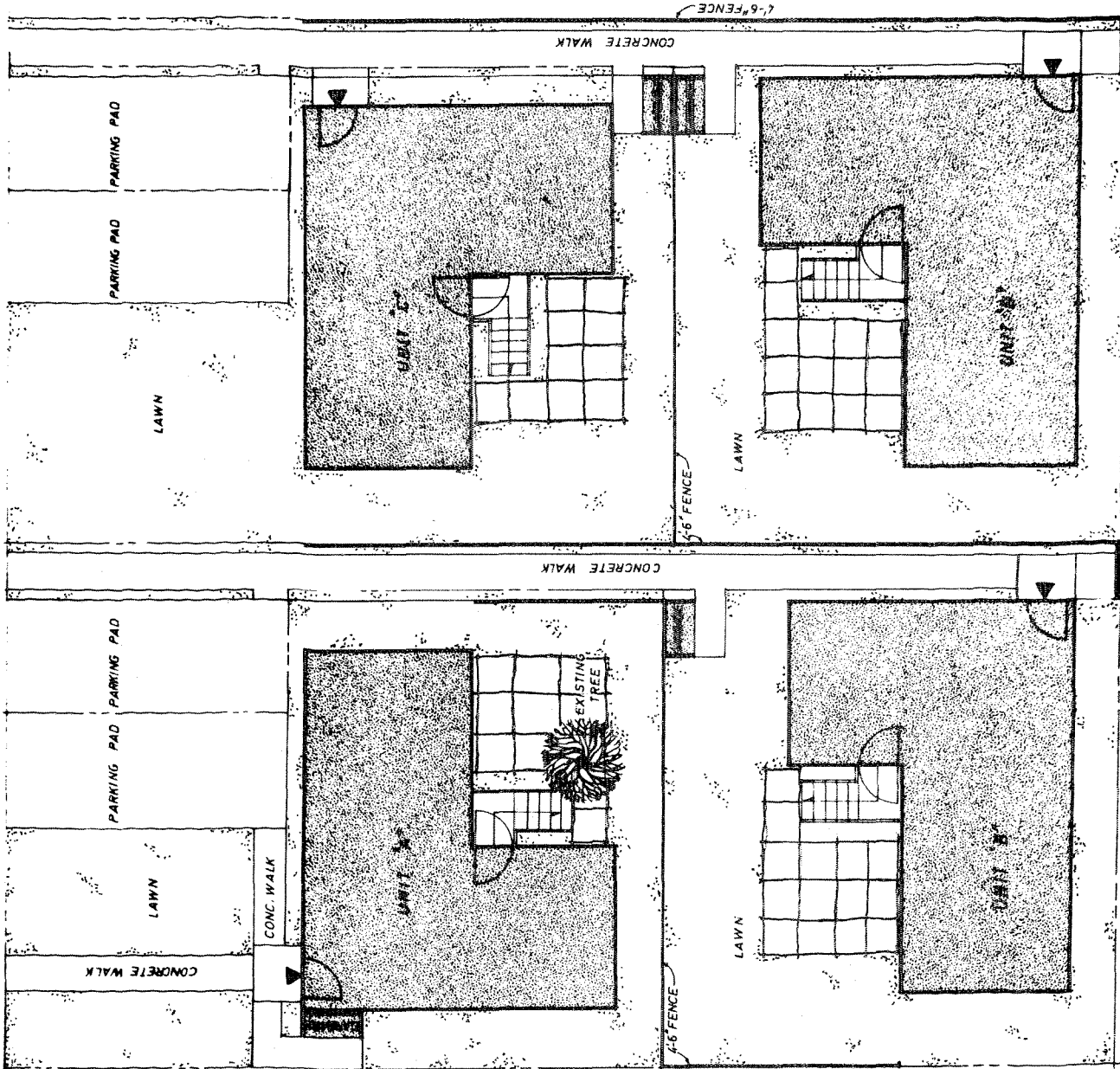
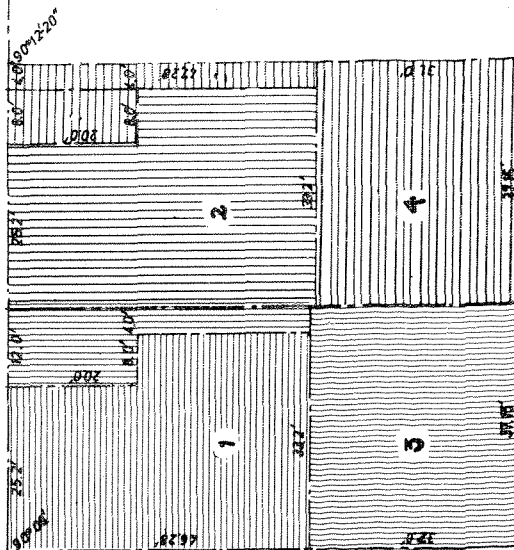
● Mark VIII Sites

S Somerset School

+ st. andrews



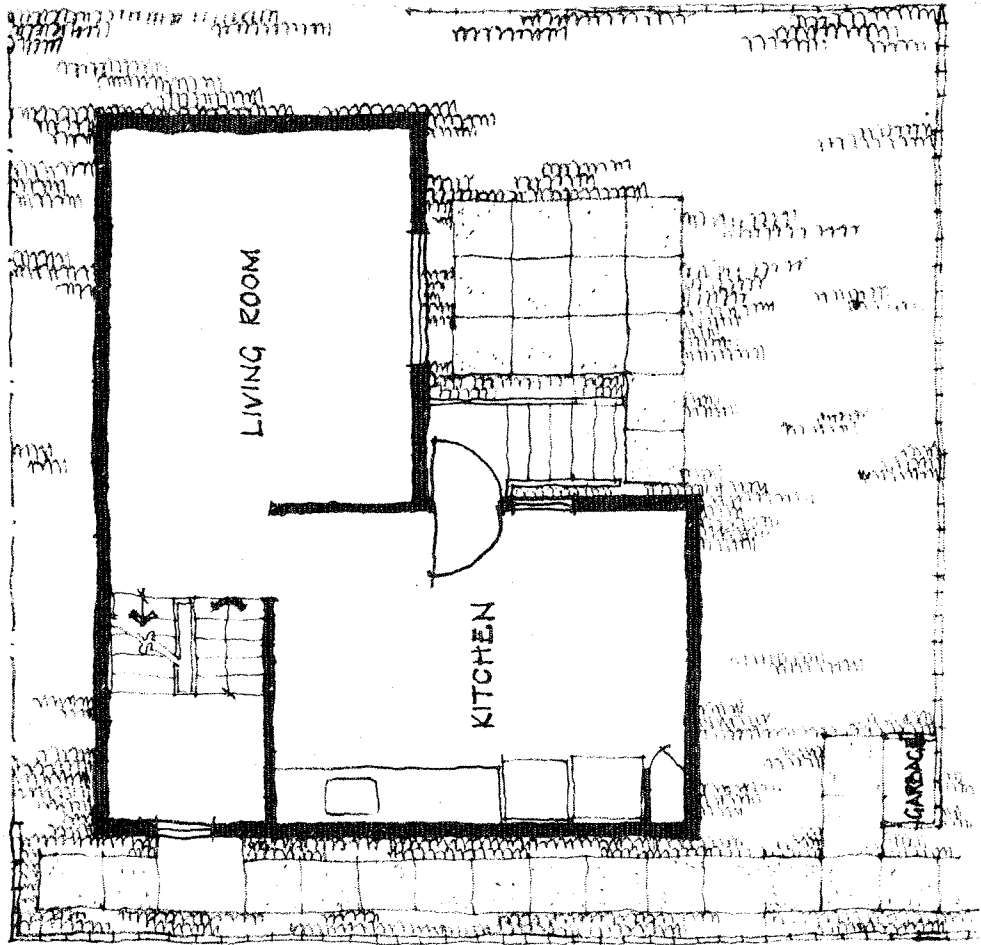
LOT DIAGRAM :



SCALE: 1" = 10'

site plan

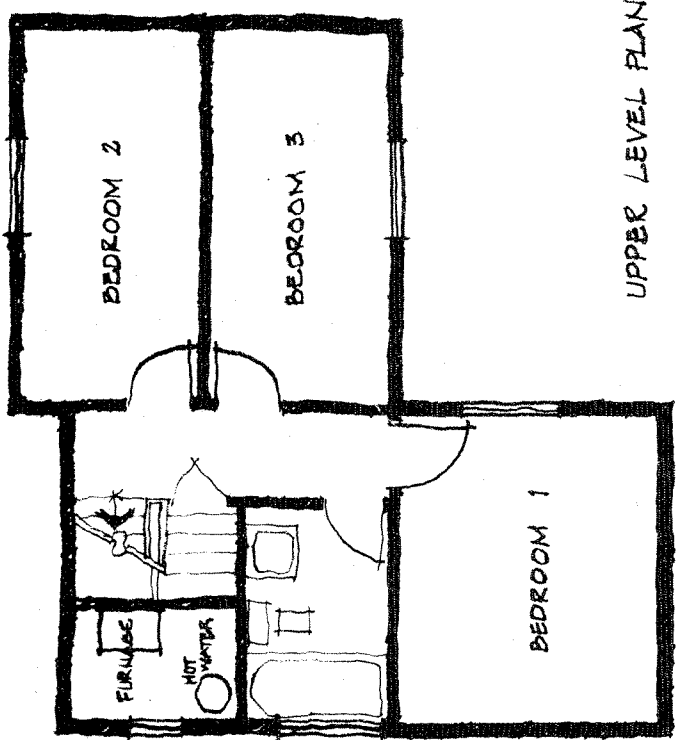




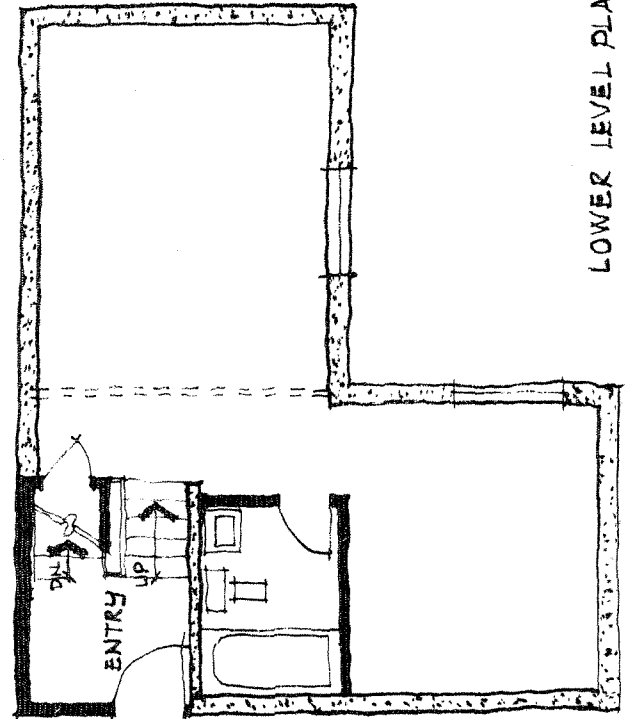
SCALE 0 1 2 3 4 5 6 FT.

MAIN LEVEL PLAN

# unit plan type b



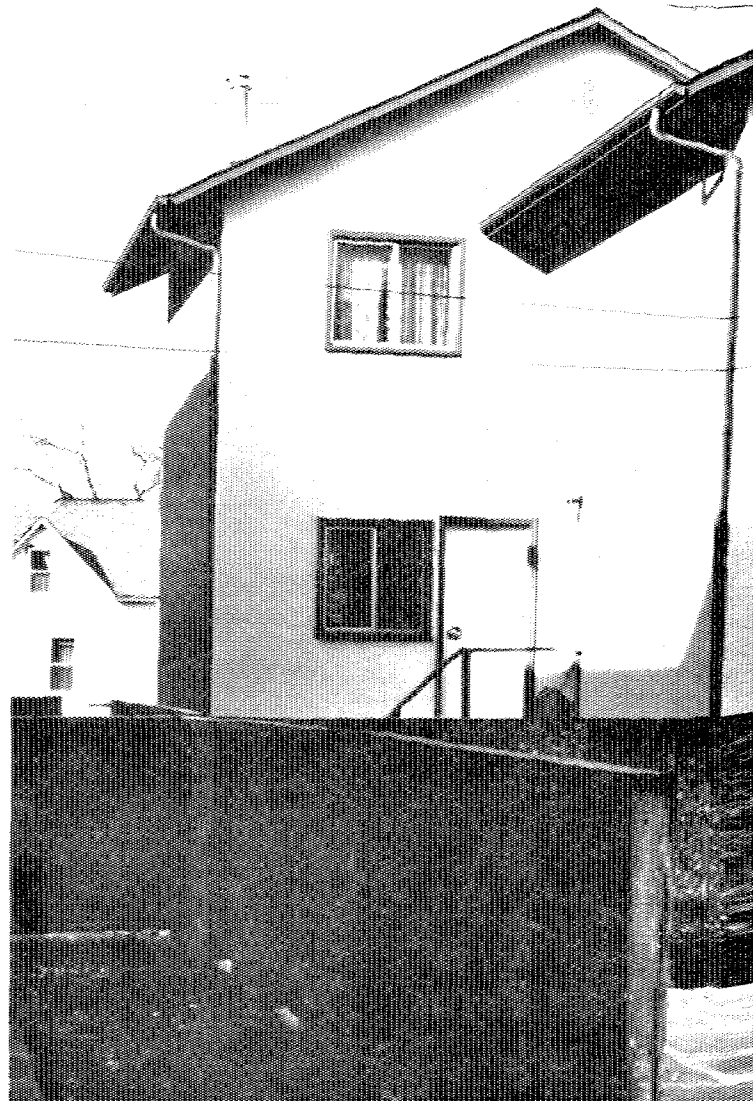
UPPER LEVEL PLAN



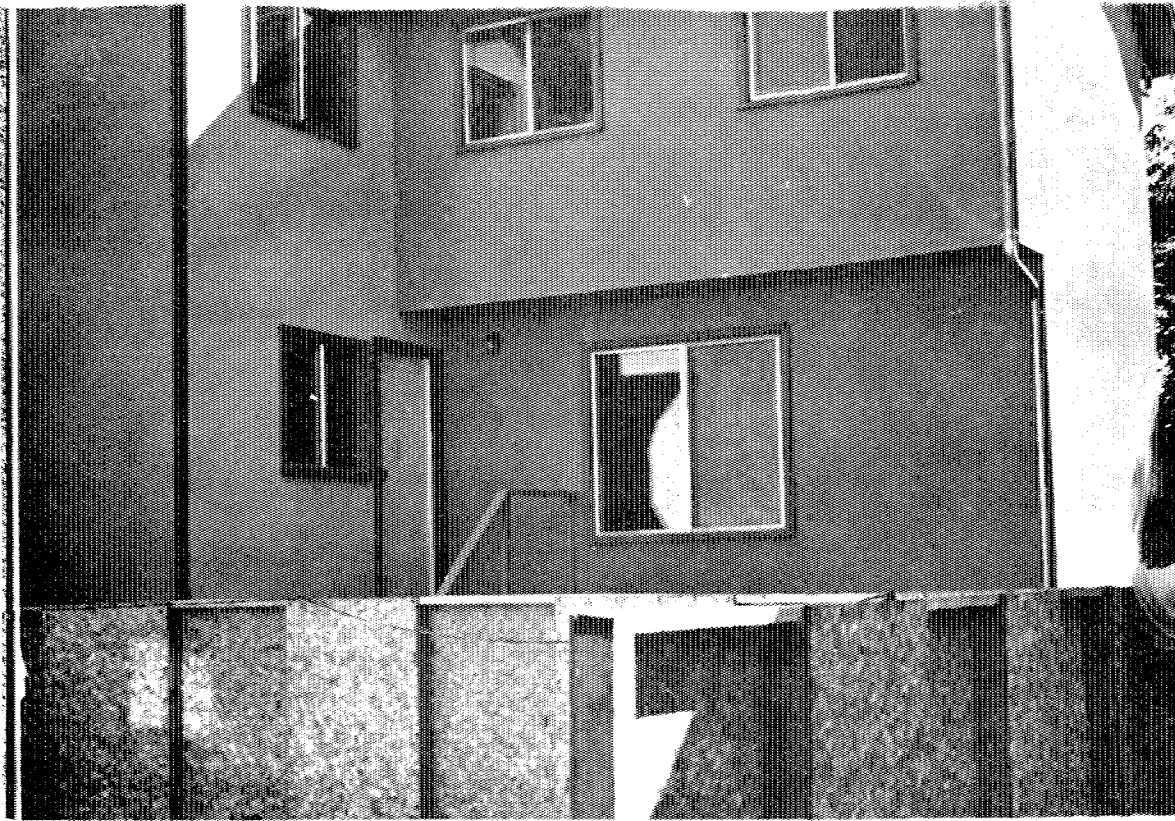
LOWER LEVEL PLAN



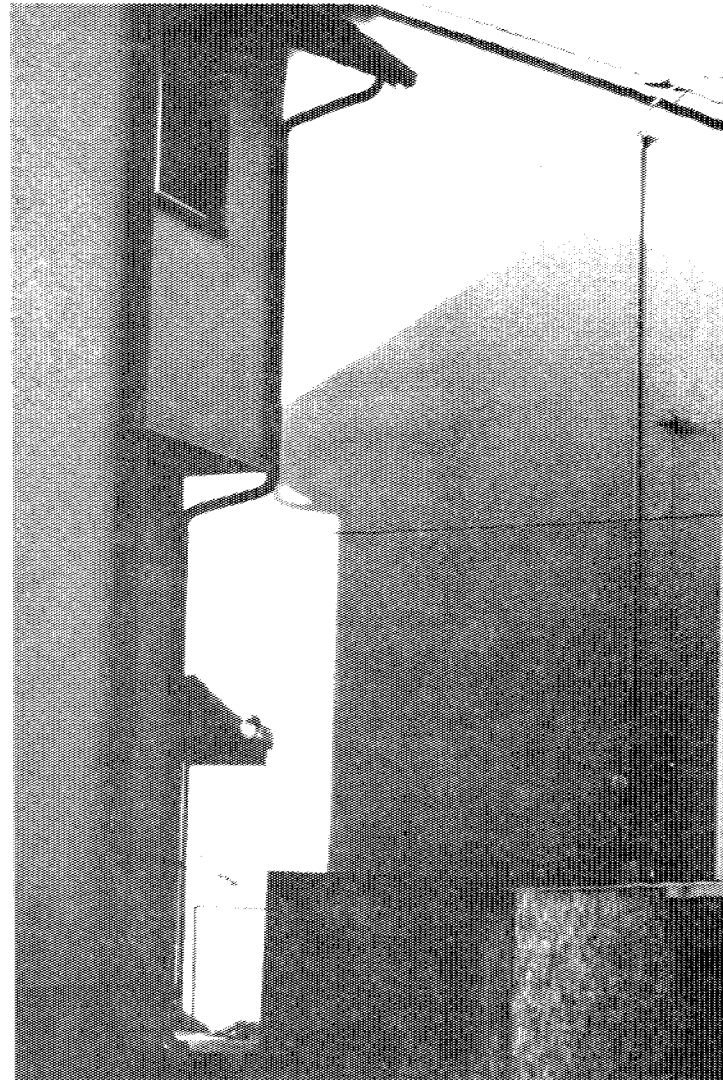
FRONT UNIT STREET VIEW



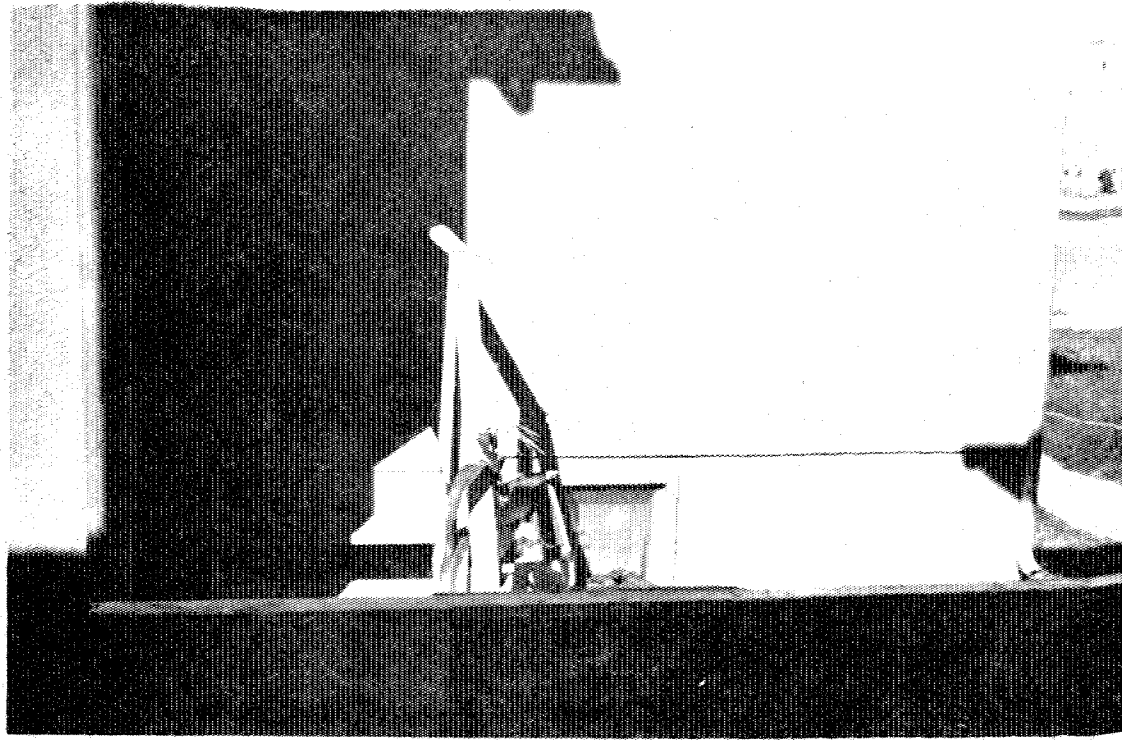
FRONT UNIT  
REAR VIEW



FENCE BETWEEN PATIOS



SIDE OF  
FRONT UNITS



ACCESS STEPS TO DINING KITCHEN FRONT UNIT  
VIEW FROM REAR UNIT WINDOW



3 FT. ACCESS  
TO REAR UNIT

CENTRAL PARK

DEVELOPER - Central Park Developments  
Consolidated Building  
Corporation

BRAMALEA, ONTARIO

DESIGNERS - Phase i Irving Grossman  
Phase ii Henry Fliess  
Phase iii Howard Rafael-  
Attila Burka

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PROJECT OBJECTIVES

Central Park development represents the first use of the zero lot line concept on a major scale. The promoters see it as an attempt to achieve the following objectives.

1. To market a minimum cost single family detached dwelling.
2. To avoid the common cost/common area problems associated with condominiums marketing in the Toronto area.
3. To offer the prospect of ownership of land in the low cost housing market.
4. To minimize capital or recurring servicing costs to the Municipality.

Lots are sold through the OHC H.O.M.E. program - under this arrangement the land component is leased to the purchaser for a five year period at the end of which it is transferred to the purchaser outright at a price of approximately \$8,000. In the first phases the cost price of the housing component was \$14,000 - \$16,000. (+\$8,000 = \$22,000 - \$24,000 total) and catered for purchasers in the \$8,000 - \$14,000 income range.

The later units are selling for \$17,000 - \$20,000 for the building component. It is not yet known what will be the costs for the land component. These dwelling units will be directed at the \$18,000 income groups. The price of 3 bedroom row house condominium units in surrounding areas is approximately \$45,000.

By elimination of areas in common ownership, the monthly management charges found in condominium tenure are avoided and by developing more economical standards of servicing, the high engineering costs of conventional subdivisions are similarly avoided.

At the design stage architects were given a limited brief, outlining the density, bedroom count and general access and privacy criteria. Lotting was adjusted to fit the relationship of units after they were in place rather than the normal procedure where units are fitted into a straight-jacket of standard lots.

Due to the critical setting-out dimensions, the lot survey was carried out after construction was completed.

#### PROJECT PROFILE

The development of Central Park was carried out in a number of phases.

Phase 1 - Is characterized by a random siting of units and lots intended to give a visual overlapping of units viewed from the street.

From the photographs it can be seen this has not been too successful, particularly where units converge in close juxtaposition. It is synonymous with the early postwar "railway accident" planning. The use of metal siding is also unfortunate, giving a rigid institutional appearance, and has also created maintenance problems at the first storey level. The municipality has since banned the further use of this material. The multiplicity of access drives is also unfortunate. The density of the first phase was 12 units/acre net.

In Phase II - The developers recognized the shortcoming of the first phase particularly the crowded feeling due to the random siting. A more geometric arrangement of units was used with brick instead of metal siding on the lower storeys. The density was reduced to 10.4 units/acre gross - 13.2 units/acre net. The degree of fencing round private outdoor areas was extended, increasing the privacy. Many house types are designed as single aspect, windows being restricted to one wall only in order to preserve the maximum privacy. However this creates some problems of orientation, sunlight and through ventilation commonly found in back-to-back dwellings.

Some units have an assymetrical roof pitch in order to create some variety in the urban street character.

Phase III - Introduces some row housing increasing the density to 11.5 units/acre gross 14.7 units/acre net. The problems of grouping and access to units round the ends of culs-de-sac have been to some extent overcome.

In general the layout of the three phases resembles that of conventional subdivisions being essentially car oriented. There are no spaces specifically designed for children.

In general, this form of development meets the spirit of CMHC's site planning requirements, except the minimum 4000 sq. ft. lot size and some setbacks from the first property line. In many cases vehicles are parked on the road allowances.

PROJECT DESIGN

A) SITE DEVELOPMENT

The original zoning was for multiple housing at densities of 14-17 units per acre. The resulting densities in the three phases vary from 13.2 to 15.8 units/net acre. The municipal road allowances have been reduced throughout the three phases to 54 ft. with 24 feet of paved road surface. Service pipe sizes were also reduced and new materials and techniques were experimented with. Service utilities were regrouped into confined spaces. Sidewalks were eliminated within the development altogether. It has been stated that the servicing costs in Central Park were under \$60/ft. of roadway compared to over \$100/ft. in the average subdivision in Ontario.

B) SEPARATION SPACE

(Limited information provided - as the conditions vary considerably for each unit - refer to illustrations attached).

C) AMENITY SPACE

- i) COMMUNAL SPACE  
(no information provided)
- ii) INDIVIDUAL SPACE

The average private outdoor living space throughout the three phases varied from 1,200 sq. ft. in Phase 2 to only 400 sq. ft. in Phase three (see Project Data sheet and illustrations attached).

COMMENTS BY PROJECT ARCHITECTS

Several of the architects and engineers involved with the design of '0' Lot Line developments were interviewed with a view to uncovering any incidental considerations that may have influenced



the design of the projects. An attempt was made also to uncover the designer's feelings about certain design features, and to find out if the designer would have recommended any changes in future developments of this type.

IRVING GROSSMAN, ARCHITECT (PHASE ONE)

"We didn't have much of a design programme for our phase of the '0' Lot Line Development. All that was given to us was the total count for different type units ... so many 2's, so many 3's, and so on. Powder room or no powder room. All units had to be detached.

The internal courts were an interesting innovation; although, with the fencing introduced, they don't really function as 'courtyards'.

The original design concept came from studying various cottage areas, with the individual cottages scattered around with not much relationship to each other. There seemed to be a haphazard quality about the site groupings that we thought could be successfully incorporated into a suburban development of this nature".

HENRY FLIESS, ARCHITECT (PHASE TWO)

"I think that generally the '0' Lot Line developments are very successful; for one thing, they get away from the condominium concept which appears to be unsuitable for the lower income consumers. The '0' Lot Line concept should not necessarily be confined, though, to lower cost housing, as it could prove to be quite successful with other types of housing, also.

I would like to see, in future developments, provision for carports or garages. These need not be built at the same time as the dwelling unit as long as some provision is made at the design stage, and a location is specified for the carport on the registered plan".

ANDY LOMAGA, ENGINEER, CONSOLIDATED BUILDING CORPORATION

"All phases of the '0' Lot Line development have been phenomenally successful. Units are sold out almost the same day that they are put on the market.

The reason that we go to so much trouble to develop mainly detached housing is marketing. Detached dwellings sell like wildfire. Nobody, however, has really taken the trouble to investigate fee-simple row-housing in a big way, but we are now starting with a few in our most recent developments. Unfortunately, the row-housing has got to live down the poor reputation of condominium row-housing.

All services are engineered right to the doorstep. Plastic pipe is often used, depending on cost and availability, as we get quotas on many different piping materials which we regard as equivalents. Water mains are often plastic and both hot and cold water piping within the unit is plastic.

Surface drainage is by swales to catch basins; storm drains do not run up the cul-de-sac routes.

We're getting away from aluminum siding at the ground floor level because it damages easily, and the municipality doesn't like it any more".

KEITH BECKER, CHIEF ARCHITECT, O.H.C.

"There is really nothing special about 'O' Lot Line housing; it is simply logically planned lower-cost housing that meets the need of a significant proportion of the consumers. The great feature about 'O' Lot Line is that it gets away from the condominium arrangement which is really disastrous as far as we are concerned."

PROJECT APPRAISAL

There is no doubt that the 'O' Lot Line housing presently being developed by O.H.C. is very successful. As a marketing concept, it offers the lower income sector both the image and the fact of home-ownership; this is achieved mainly through creative engineering and innovative planning, in a manner quite unlike conventional developments.

The most important single determinant of the likelihood of 'O' Lot Line housing emerging in a given area is the receptivity of the municipality.

Conventional zoning habits must be revised, sub-division controls must be removed temporarily in order to permit construction of the units BEFORE final sub-division, and site services and associated engineering works must be designed according to demand. All this requires a thorough understanding of the concept before any innovative action can take place; it also requires CMHC's position regarding 'O' Lot Line housing to be very explicit, as many municipalities adhere to published CMHC guidelines.

In most of the municipalities surrounding Metro, there is no understanding of the '0' Lot Line concept, the costs involved to the municipality, the benefits likely to accrue to the municipality, or the social and market structures involved. As a result, most municipalities are terrified of the prospect of '0' Lot Line housing; this would seem to indicate the need for a comprehensive information package aimed at the municipality if '0' Lot Line is seen by the Corporation as a desirable concept for promotion.

PROJECT APPRAISAL

There is no doubt that the '0' Lot Line concept is very successful. It is a marketing concept, it offers the lower income sector both the image and the fact of home-ownership; this is achieved mainly through creative engineering and innovative planning, in a manner quite unlike conventional developments.

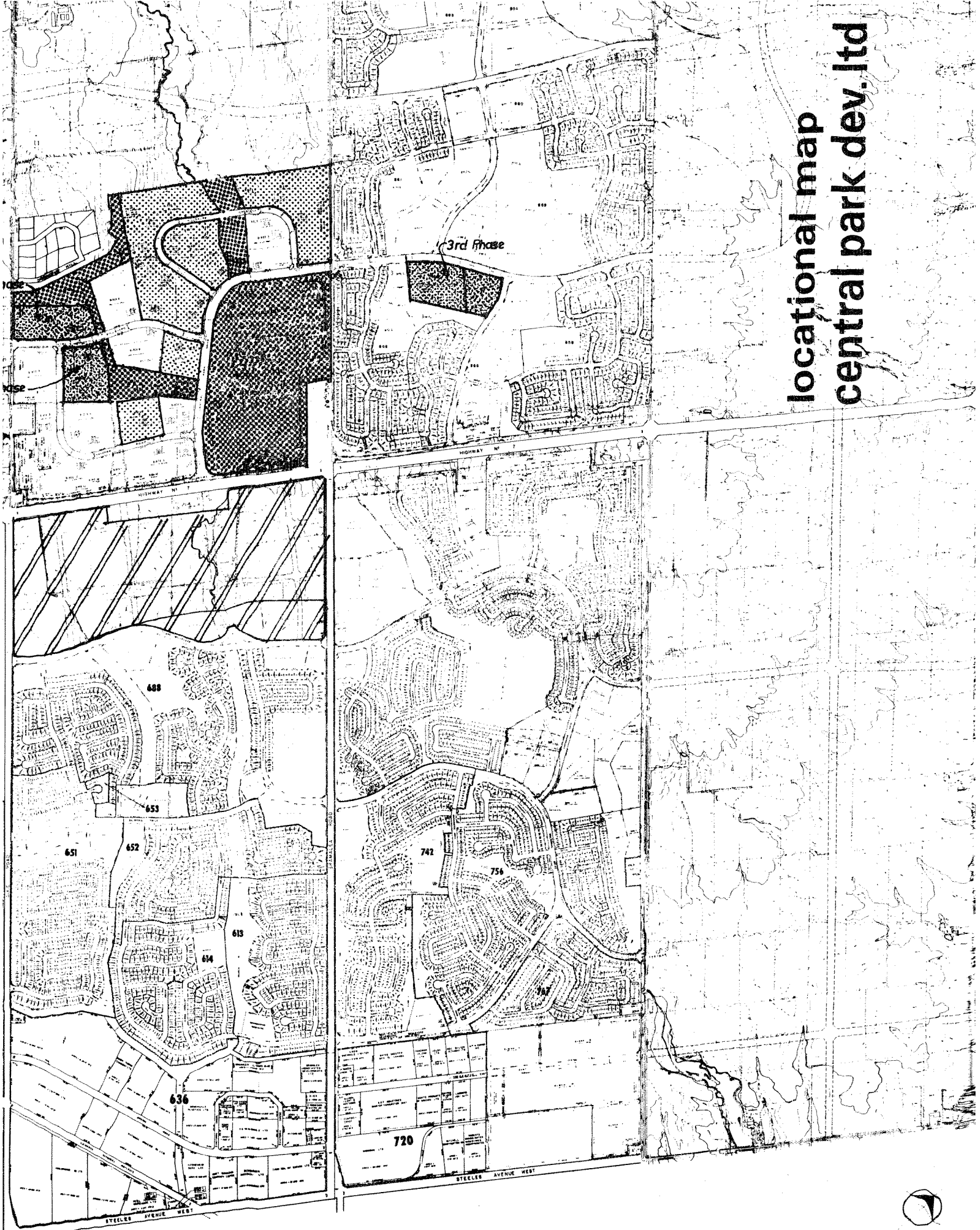
The most important single achievement of the '0' Lot Line housing concept is the way in which it has changed the responsibility of the municipality.

Conventional housing policy must be revised, sub-division control must be removed temporarily in order to permit construction of the units. HOMEWORK (local sub-division, and site services and associated engineering works must be designed according to demand. All this requires a thorough understanding of the concept before any innovative action can take place. It also requires CMHC's position regarding '0' Lot Line housing to be very explicit, as many municipalities appear to published CMHC guidelines.

PROJECT DATA - CENTRAL PARK DEVELOPMENTS

		<u>PHASE I</u>	<u>PHASE II</u>	<u>PHASE III</u>
Form of Tenure		Freehold Ownership	Freehold Ownership	Freehold Ownership
Number & breakdown of Units		128	135	180 (52 rowhouses)
Site Area	gross	10.67 acres	12.9 acres	15.85 acres
	net	8.06 acres	10.23 acres	12.24 acres
Density	gross	11.9 units/acre	10.4 units/acre	11.5 units/acre
	net	15.8 units/acre	13.2 units/acre	14.7 units/acre
Price and date of completion		SEE PROJECT PROFILE		
Zoning		MULTIPLE HOUSING		
Lot Area	minimum	2,400 sq. ft.	2,700 sq. ft.	2,430 sq. ft.
	average	2,740 sq. ft.	3,300 sq. ft.	2,966 sq. ft.
Lot Width	minimum	irregular	30 ft.	27 ft. exc.
	average	"	32 ft.	(rowhouses)
Private Outdoor Living Space	Min.	1,850 sq. ft.	725 sq. ft.	274 sq. ft.
	Average	1,050 sq. ft.	1,200 sq. ft.	400 sq. ft.
Location of P.O.L.S.		100% rear	12% front 88% rear	100% rear
Unit areas		864 sq. ft. --	944 sq. ft.	3 types only available

# locational map central park dev. ltd

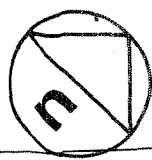


LEGEND

CANADIAN MITCHELL ASSOCIATES LTD

MAY 1 1977

HANOVER ROAD



HOWDEN BOULEVARD

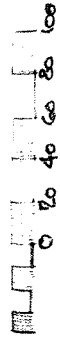


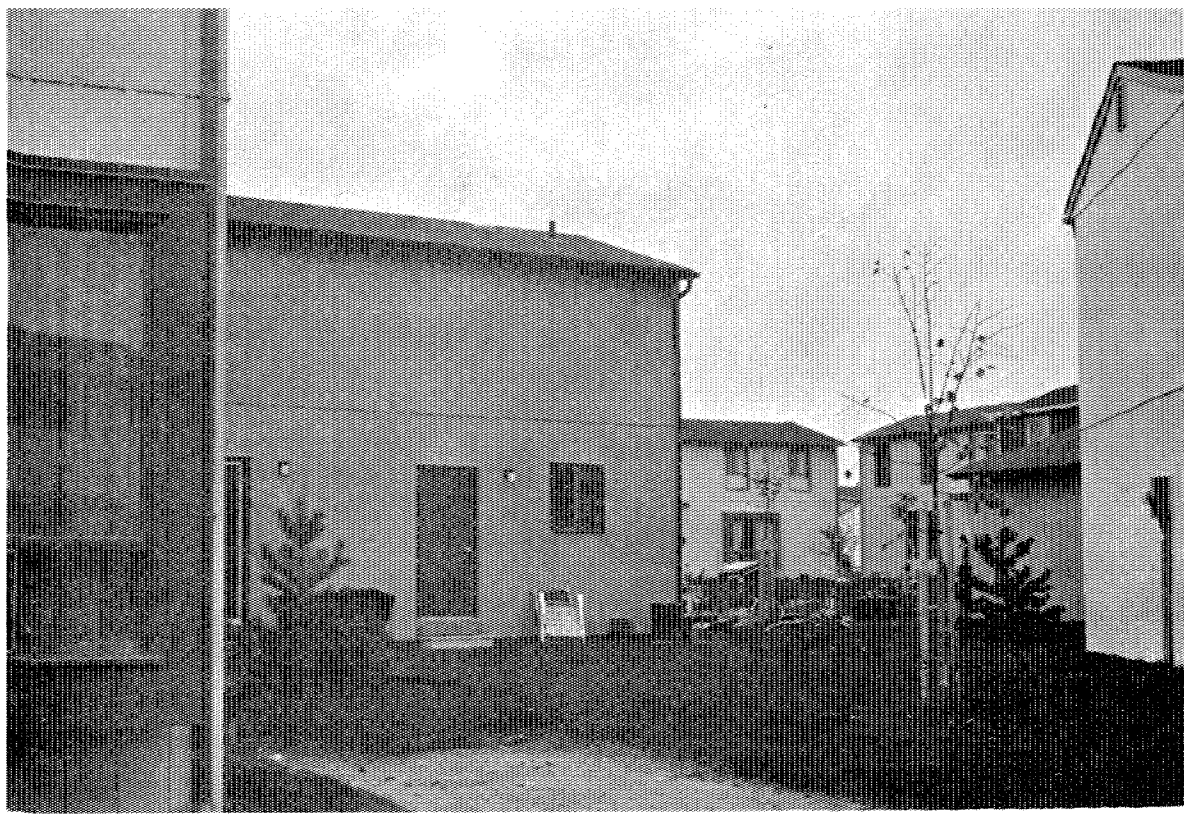
HUNTINGTON COURT

HOLLOMOOD COURT

BUCKINGHAM COURT

site plan  
FIRST PHASE  
BLOK 1  
central park dev. ltd



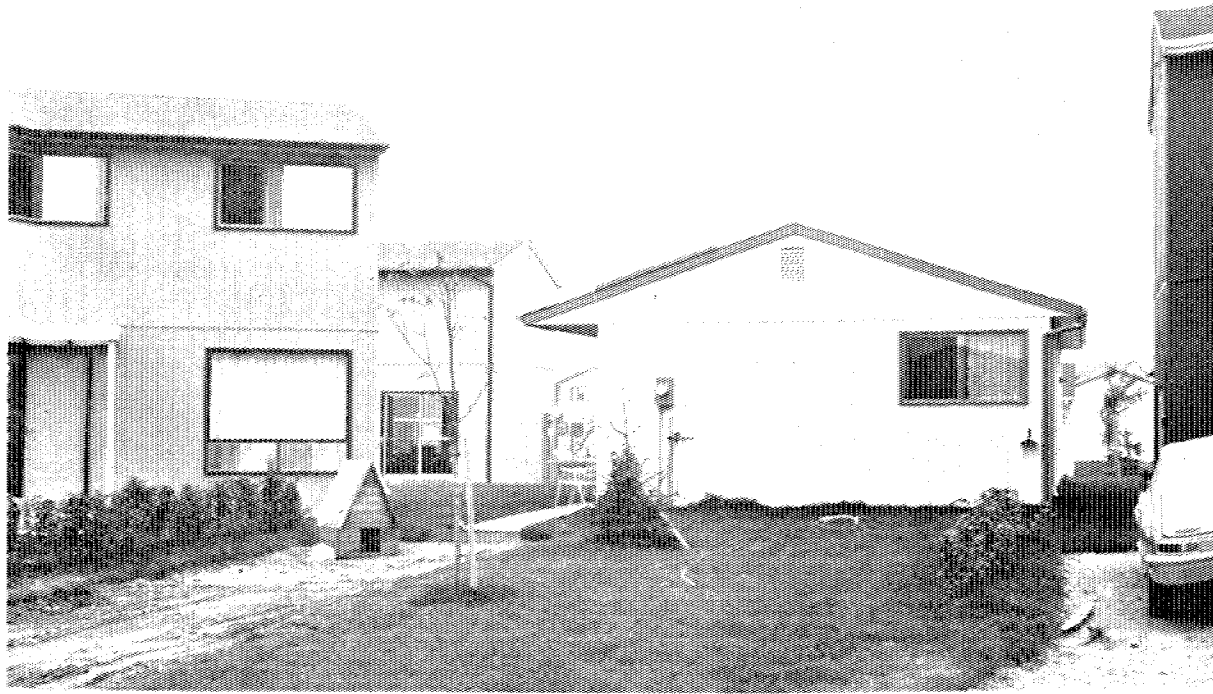


PHASE I



PHASE I

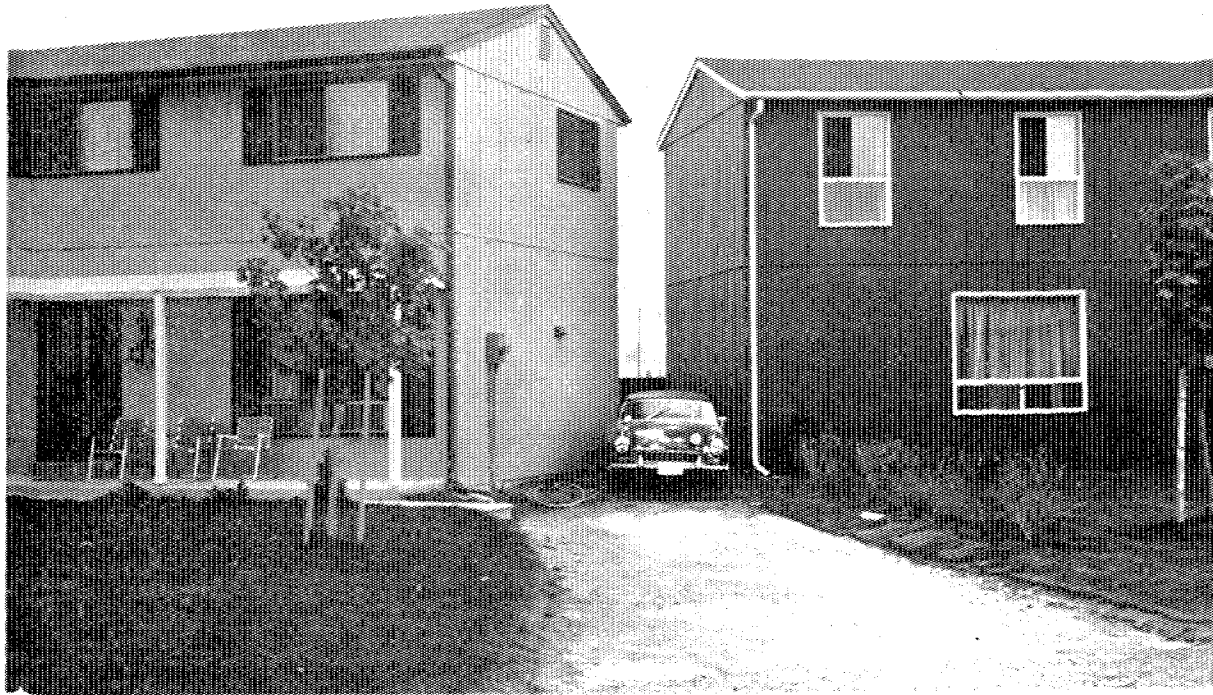




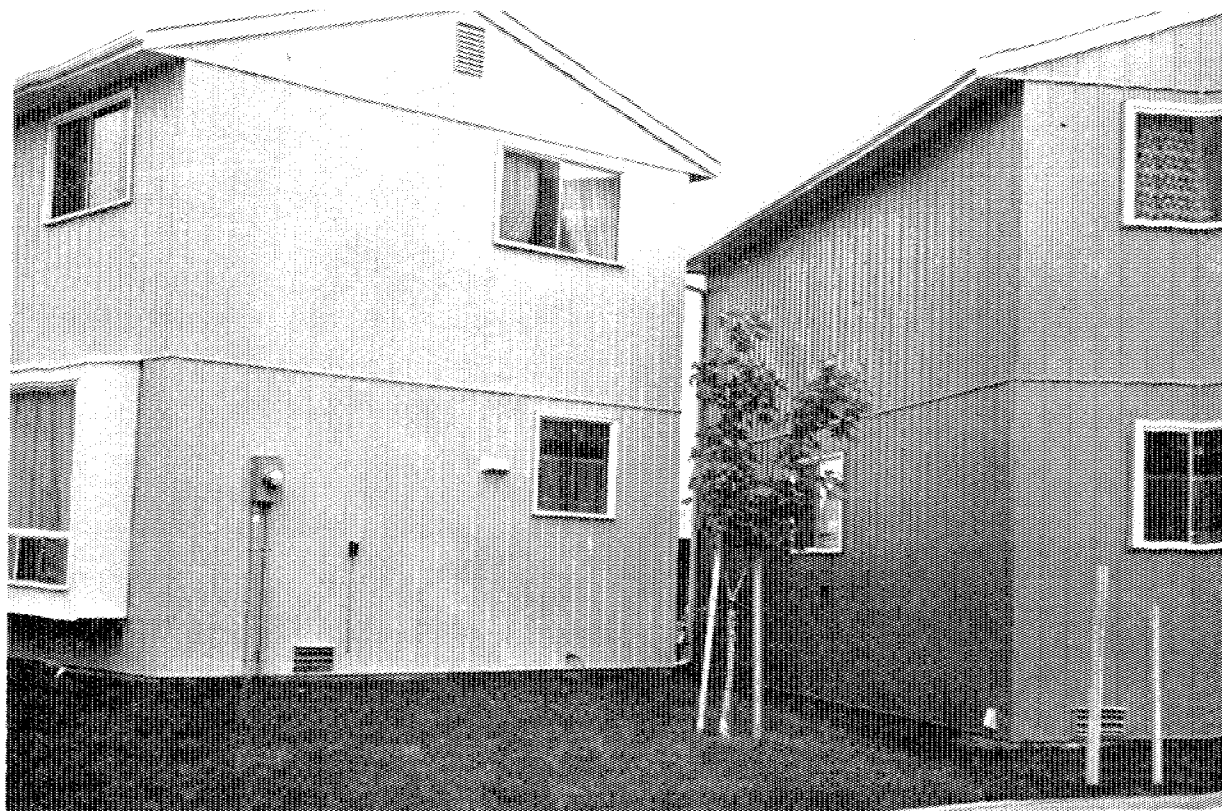
PHASE I



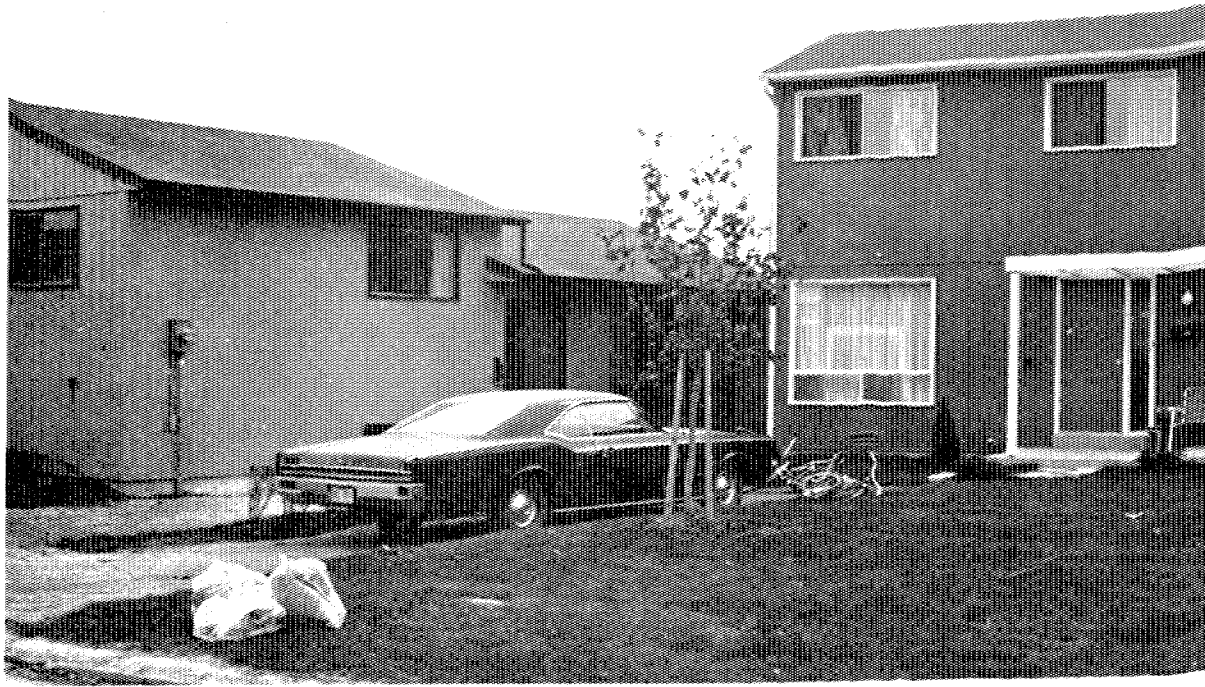
PHASE I



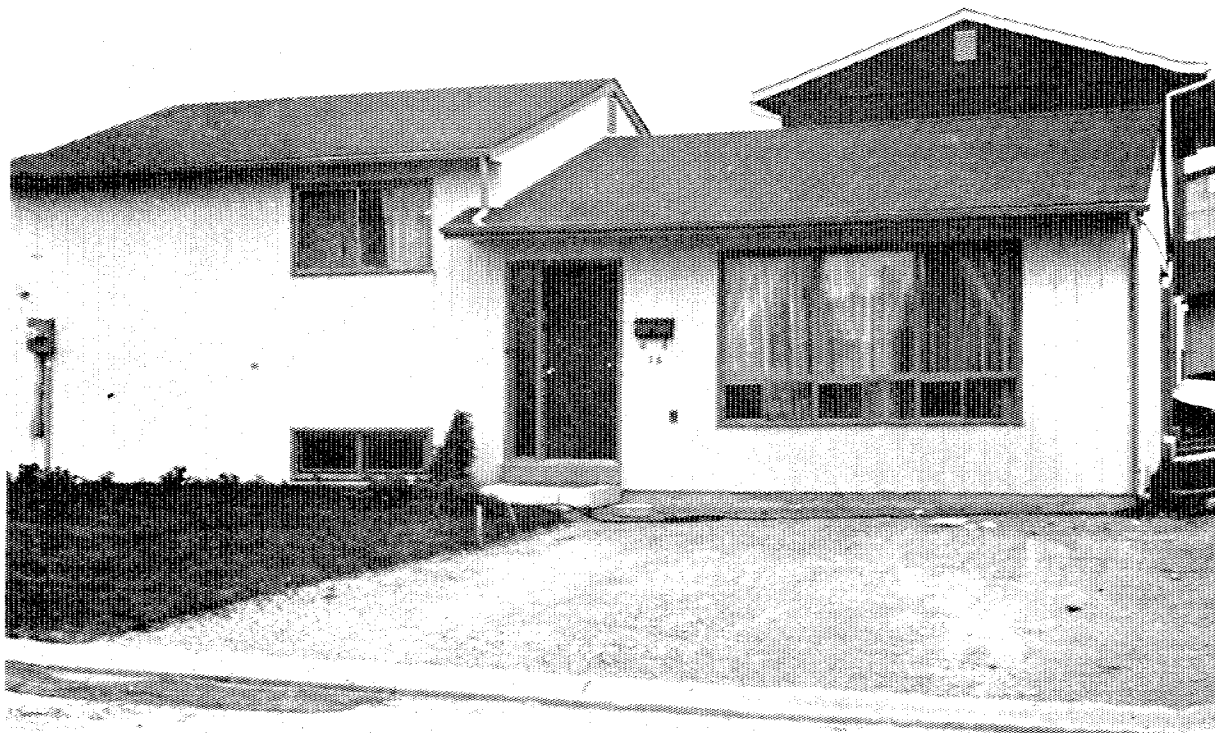
PHASE I ABUTTING UNITS



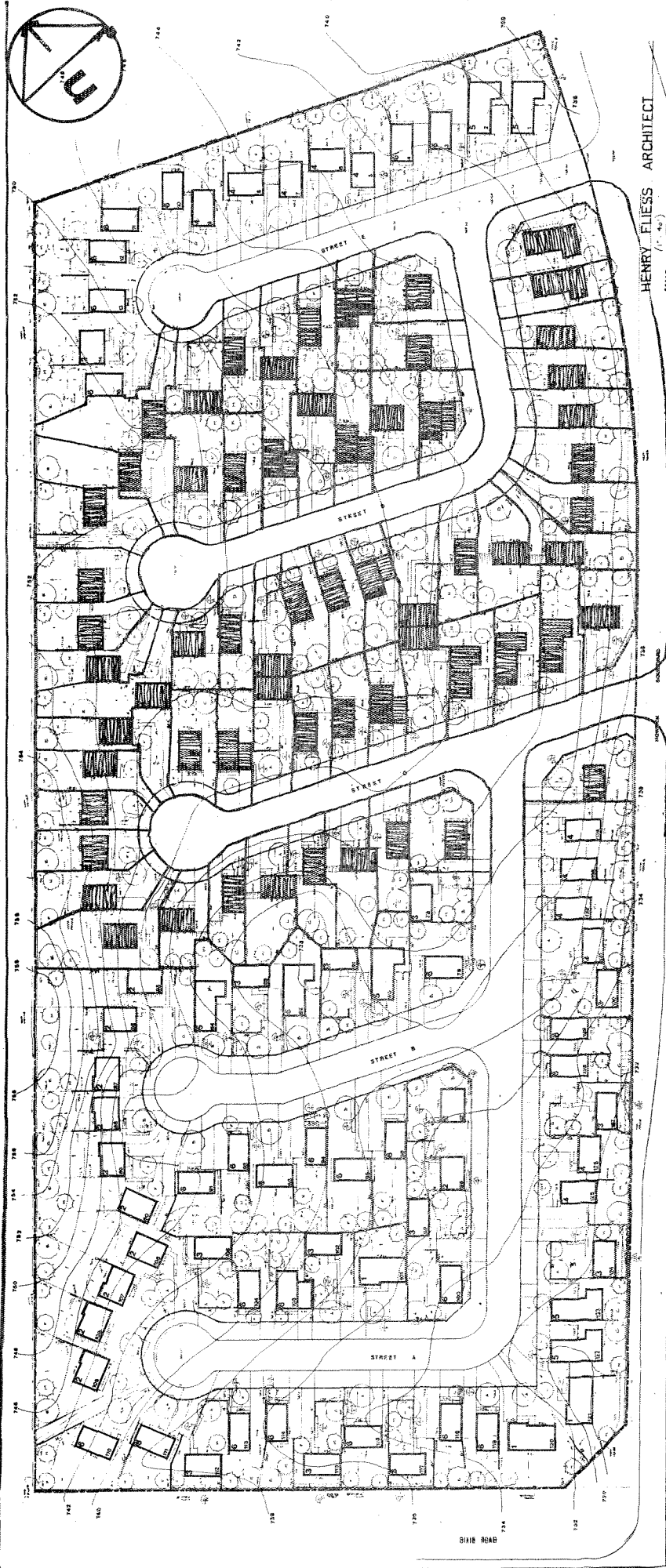
PHASE I ABUTTING UNITS



PHASE I



PHASE I

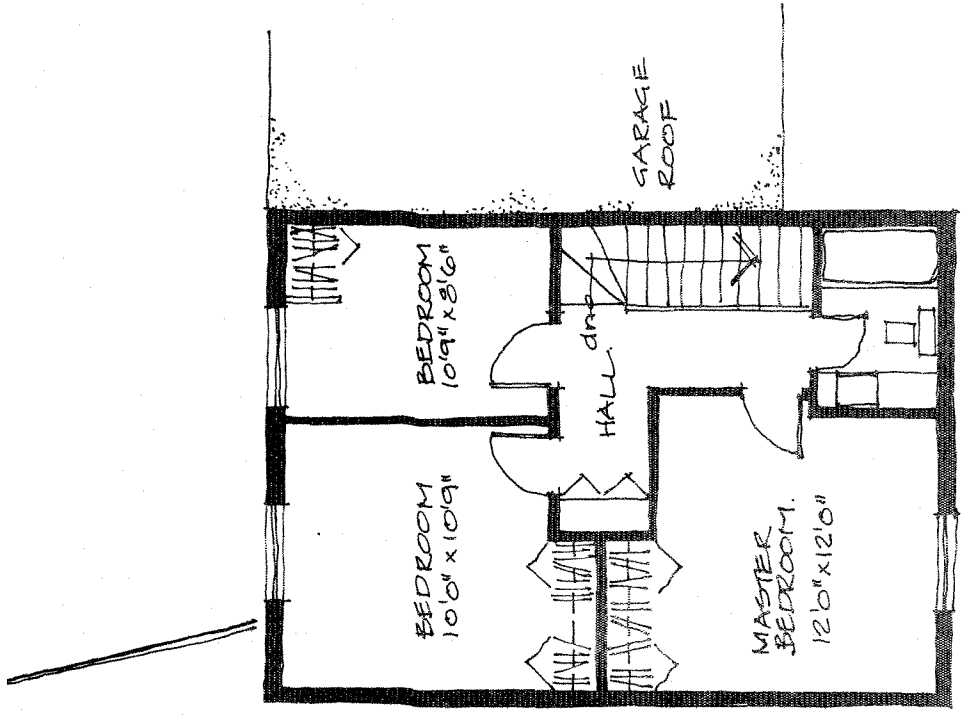
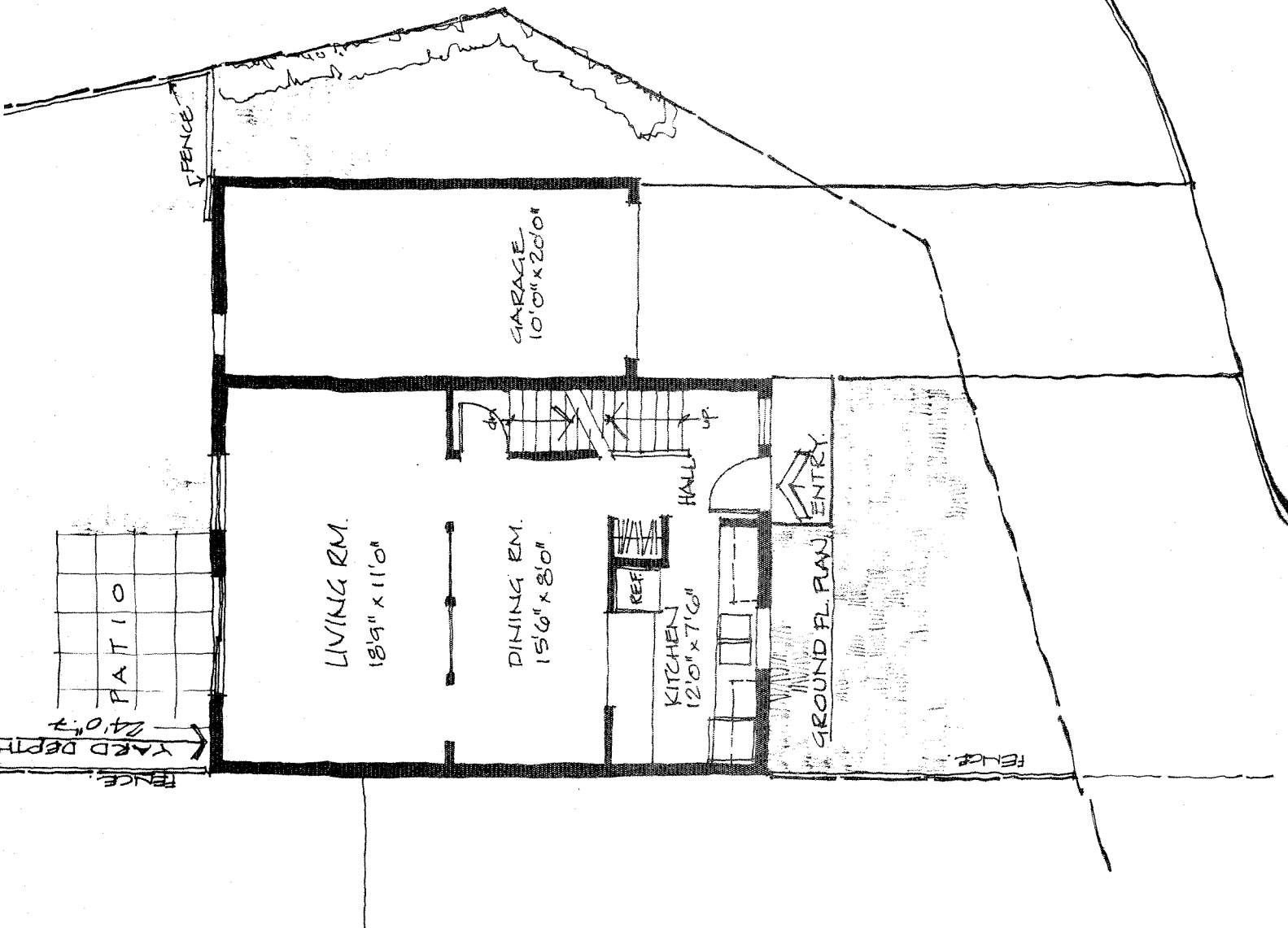


HENRY FLESS ARCHITECT

SCALE: 1" = 40'

site plan <sup>SECOND PHASE</sup>  
central park dev. ltd

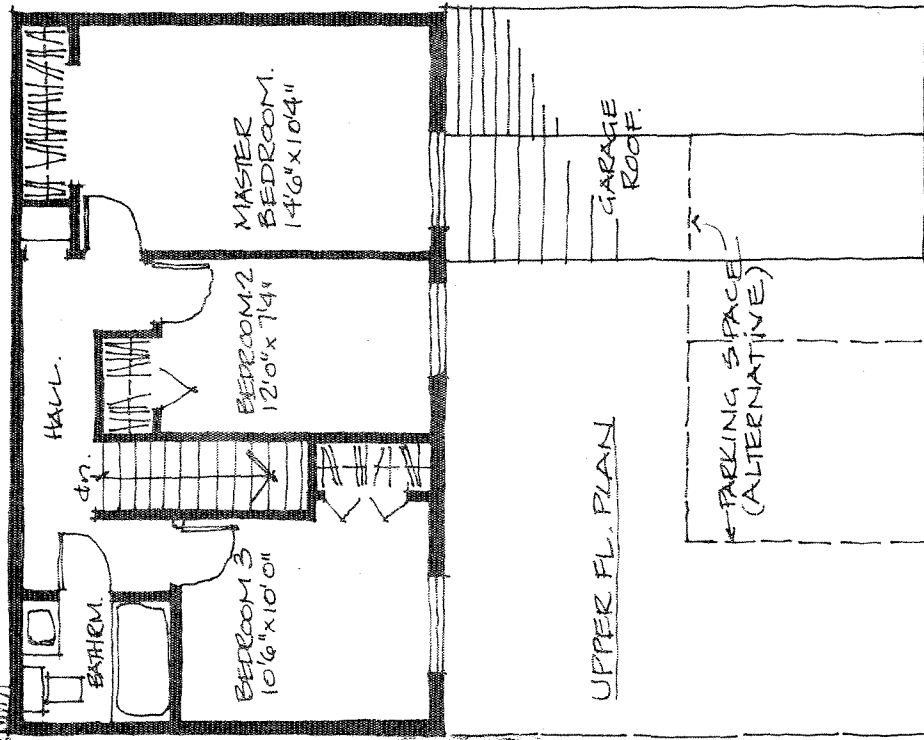
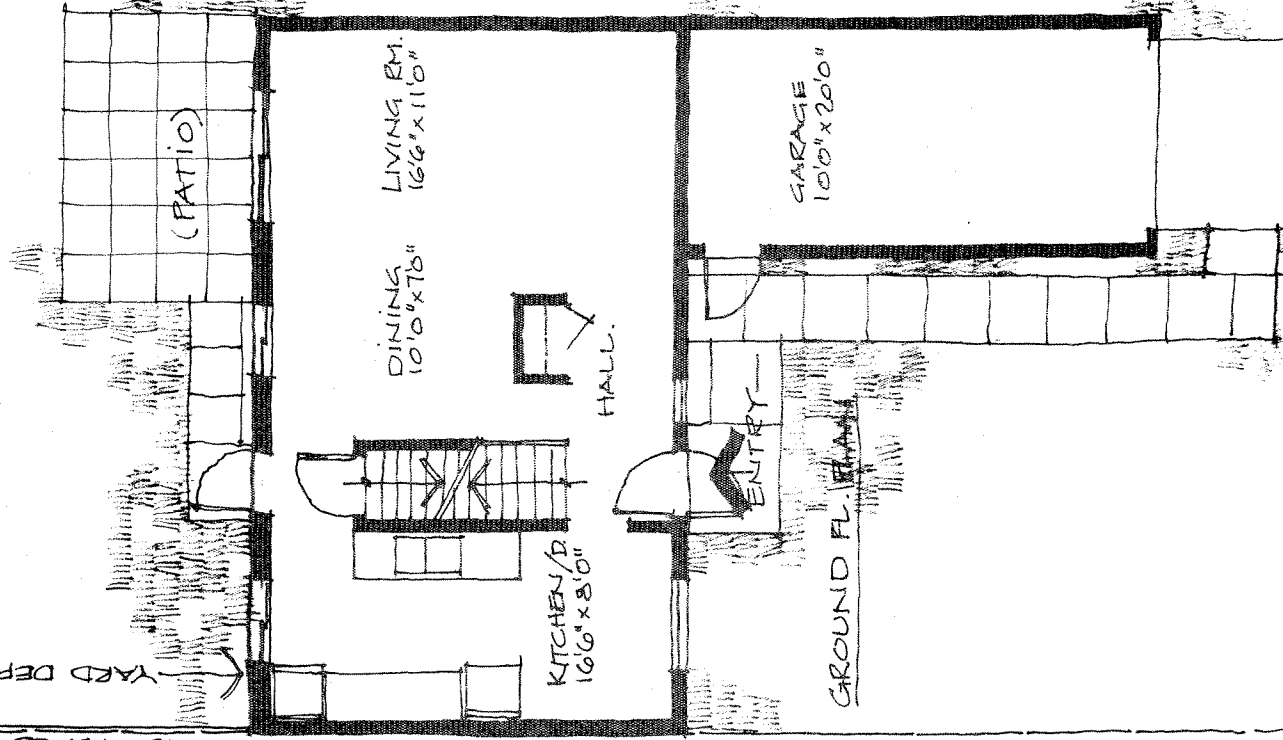




**unit plan**  
UNIT TYPE 3-1



12' FENCE.  
YARD DEPTH

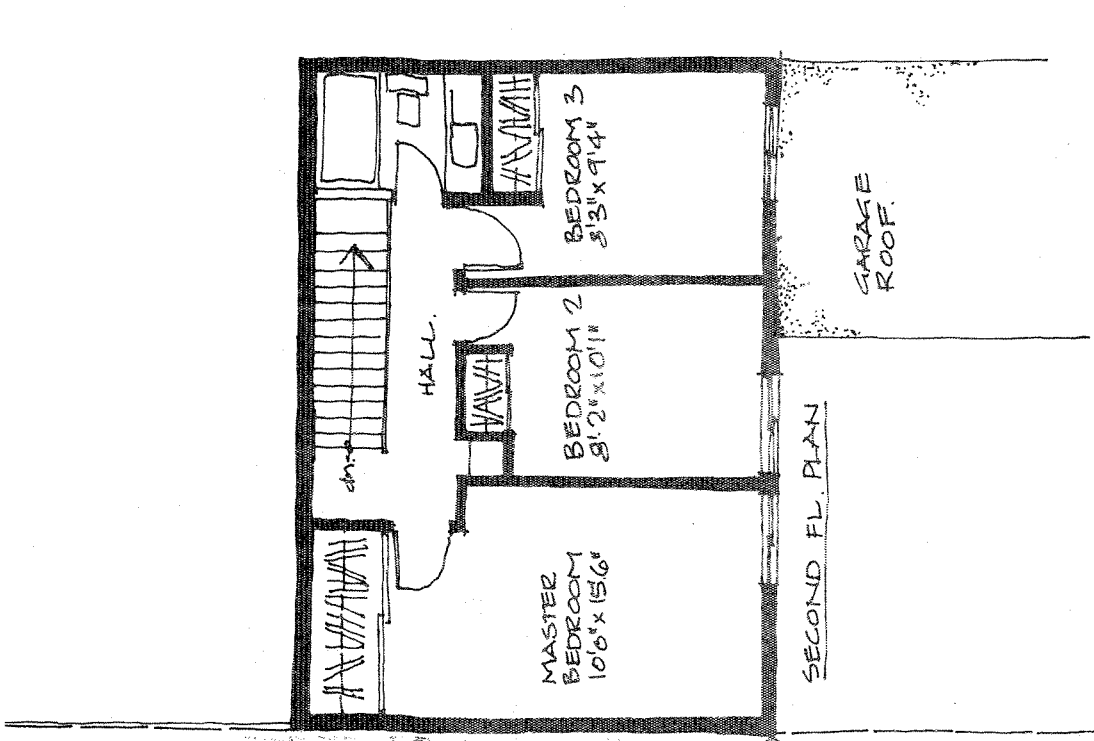
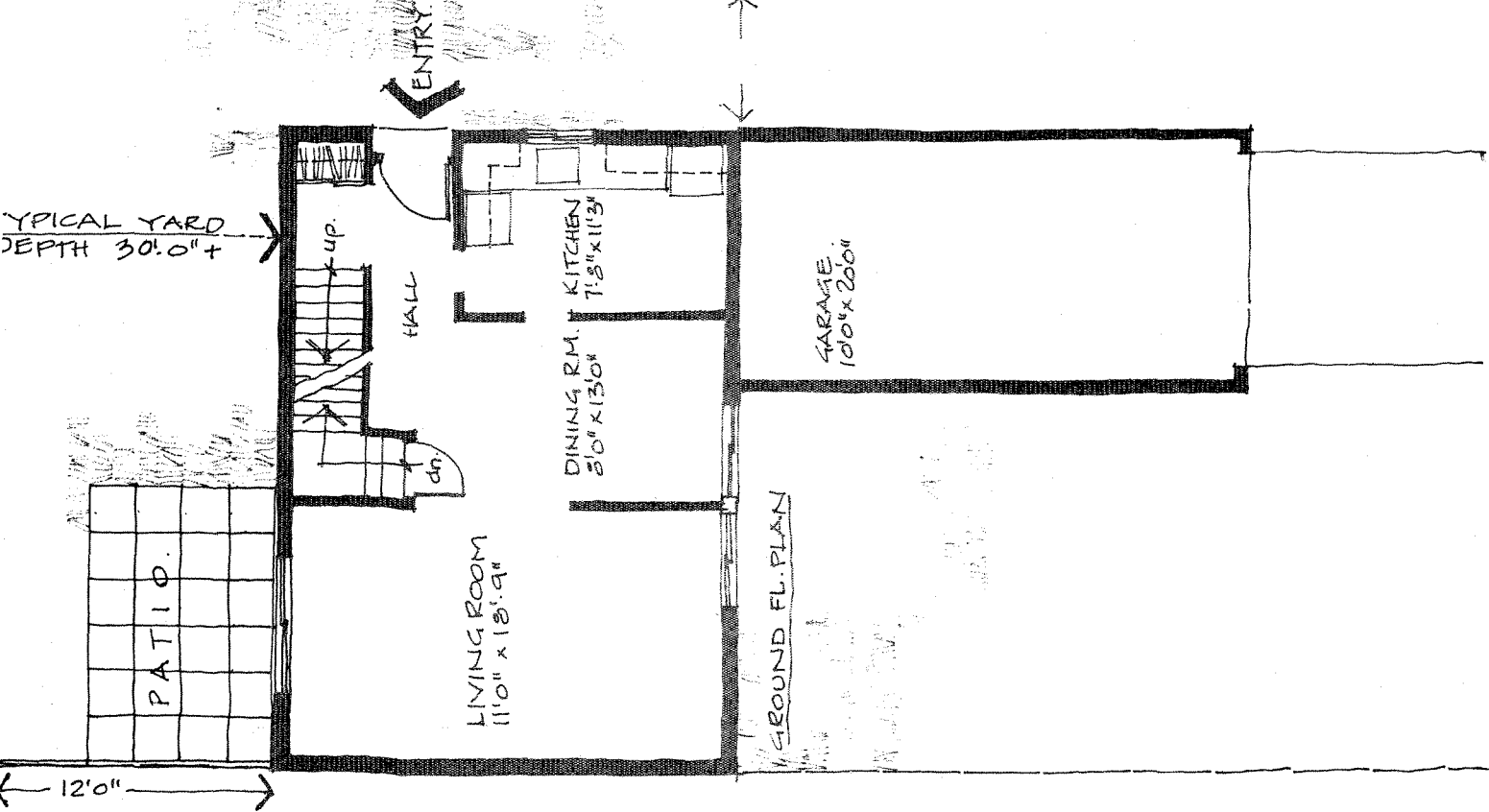


PARKING SPACE  
(ALTERNATIVE)

unit plan



UNIT TYPE 2-1



unit plan  
UNIT TYPE 1.2

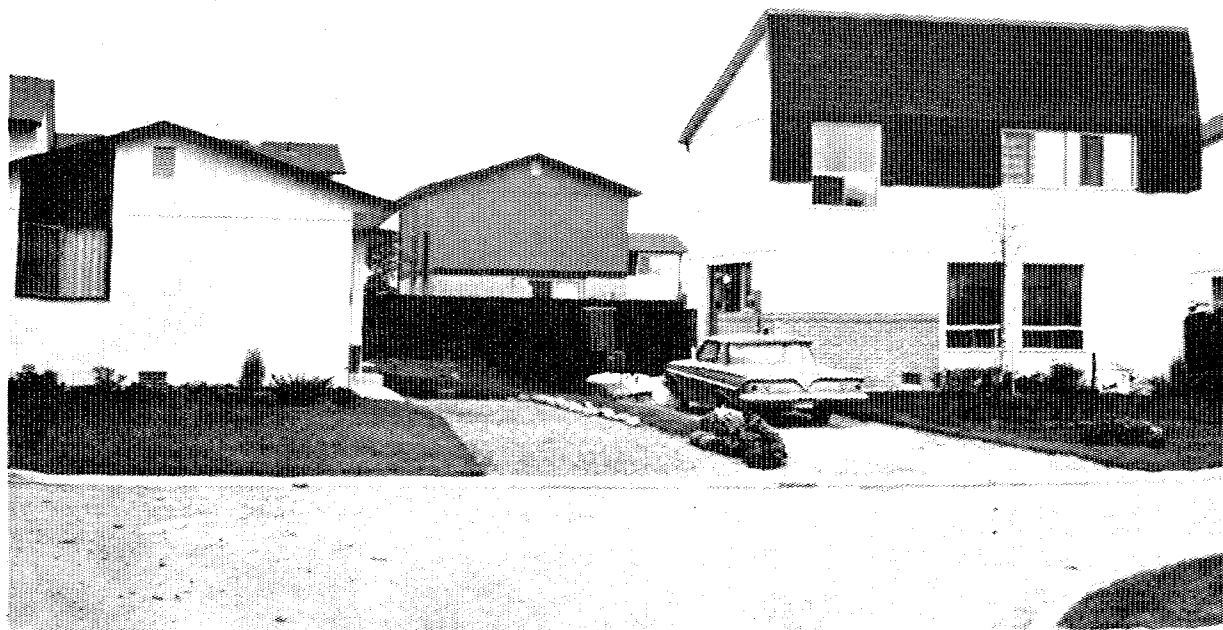


PHASE II STREET VIEW



PHASE II NOTE BRICK LOWER STOREY



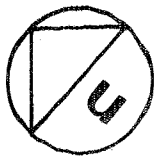


PHASE II INTRODUCTION OF SCREEN FENCES



PHASE II

CENTRAL PARK DRIVE.



GREENHARROW COURT.

GREENLEIGH COURT.

GRAND RIVER COURT.

GLENEADEN COURT.

EASEMENT

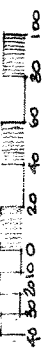
EASEMENT IS

EASEMENT

EASEMENT.

site plan  
central park dev. ltd

THREE PHASE



PARK.

MAY 1974.

BEACON HILL NORTH  
COURTYARD HOUSING  
OTTAWA, ONTARIO.

DEVELOPER - Campeau Corporation

DESIGNER - Tibor Gatzigi MRAIC

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PROJECT OBJECTIVE

At the time of joining the Campeau Corporation Mr. Gatzigi was concerned that the entire housing output of the Company was concentrated on the higher priced single family home market. He persuaded them to participate in the growing trend towards condominiums. The checkerboard pattern was developed and submitted for consideration under the special \$200 Million low cost housing program, stressing the innovative nature. The project did not, however, fit into the income structure of the program, being too expensive.

Campeau then refined the original design by increasing the size and upgrading the choice of materials, fixtures and finishes. The units were then marketed under Part 1 N.H.A. in late 1970 at the very competitive price of \$19,250. The cheapest accommodation then available being \$23,500 for a semi-detached unit. Public acceptance has been very good. A recent survey shows a very high degree of satisfaction. A recent resale, December 1972, was in the neighbourhood of \$35,000.

PROJECT PROFILE

A standard 3-bedroom unit of 1200 sq.ft. has been used throughout the first phase (in later phases there has been more variation) consisting of 142 units on 8 acres. (17.7 units/acre). The units are grouped in staggered or checkerboard blocks of six, each unit having a private enclosed courtyard formed by the side and rear walls of the adjacent units.

Parking is in compounds providing 135% capacity with pedestrian access leading to individual units by means of a walkway between the blocks. The project is in condominium tenure. Owners assume responsibility for their own yards, leaving only the maintenance of the hard landscaped parking areas and walkway to the condominium. Monthly charges are \$25- \$30.

There were no zoning or other municipal restraints on the design, the area being covered by a very loose general "Residential" zone at the time. It was considered and approved by the municipality on its own merits. The only preconceived standards being the distance limitations for access and fire fighting. Only one tot lot was provided (by the condominium at a later stage) as it was considered that the individual yards were sufficient.

The designed deliberately set out to create an urban pedestrian way character by the Scale of the Walkways and the use of mansard roofs to lower the roof line.

## PROJECT DESIGN

### A) SITE DEVELOPMENT

25 ft. wide access roads to parking areas with 7 ft. 6 in. walkways between units. All services are the responsibility of condominium management including snow clearance and garbage collection.

### B) SEPARATION SPACE

Dwelling units are separated by the 20 ft. wide private yard into which all windows look with the exception of a small kitchen window and the bathroom window which overlook the 15 ft. wide pedestrian walk. As all main windows face east or west, there have been no complaints of lack of daylight or sunlight, nor have there been complaints of lack of ventilation. Visual and aural privacy owing to the absence of party-walls are good.

C) AMENITY SPACE

i) COMMUNAL SPACE

As already mentioned, a children's play area was provided by the condominium management soon after the completion of the project. There is additional public open space immediately adjacent to the project and a community centre within  $\frac{1}{4}$  mile.

ii) INDIVIDUAL SPACE

From a survey undertaken of this project it would appear that normal outdoor activities associated with private outdoor living space can be carried out in the courtyards by the owners, most of whom have extensively landscaped their courts. The only possible overlooking is from the landing windows of adjacent units and these are fixed obscured glass.

While some complaints of lack of sunlight in the north facing courtyards might have been expected, these were relatively few in the recent survey. Access to the patio from a parking space is along the pedestrian way and through a 3-ft wide gate, in no case does it exceed 125 feet. There is direct access to the private courtyard from both the living room and the kitchen. Storage space is in the basement - however, a number of owners have installed metal storage sheds in the courtyard. Garbage

is stored immediately adjacent to the kitchen door and the patio gate. The wall treatment of the patio is stucco or aluminum siding. There have been a number of minor complaints of glare from the bright colour, also of lack of light from dark roof materials.

#### PROJECT APPRAISAL

The general reaction of both the residents and the developer is that this is a very successful project. No major changes have been made since completion.

#### NUMBERS

60-200 unit range considered satisfactory for this form of housing. 142 units about ideal from condominium management point of view and economic efficiency of maintenance.

#### MASSING

Visual effect of roofscape not considered very flattering when viewed from above (Ogilvy Road, Montreal Road) but this is not a problem within the project. Long lines of blocks not satisfactory (this feature corrected in later projects where alternate blocks are offset). More unit individuality preferred (street address syndrome) - this would require wider choice of materials, colours, etc. for individual unit treatment.

#### CIRCULATION

Walkways (15 ft. wide) are slightly too narrow especially for maintenance and snow removal. Where a change of grade requires more than 2 steps at a unit entrance these are liable to damage by snow plough.

#### UNIT CHOICE

Choice of orientation only. No choice of type, size, layout. A marketing disadvantage - corrected in later projects by the mixture of courtyard homes and row housing types. Plan does lend itself to finishing part of basement including washroom which has been popular.

#### MATERIALS

Dark materials (in courtyards especially) not satisfactory because of light absorption. Certain blank end walls of unbroken white stucco considered too light however.

#### PLANTING

Required special care and control in selection because of small narrow spaces but good planting essential to visual success of project to soften geometric regularity.

#### PARKING

Large group parking a deliberate design choice. The developer has found no consistent preference for one parking arrangement over another.

#### SUMMARY

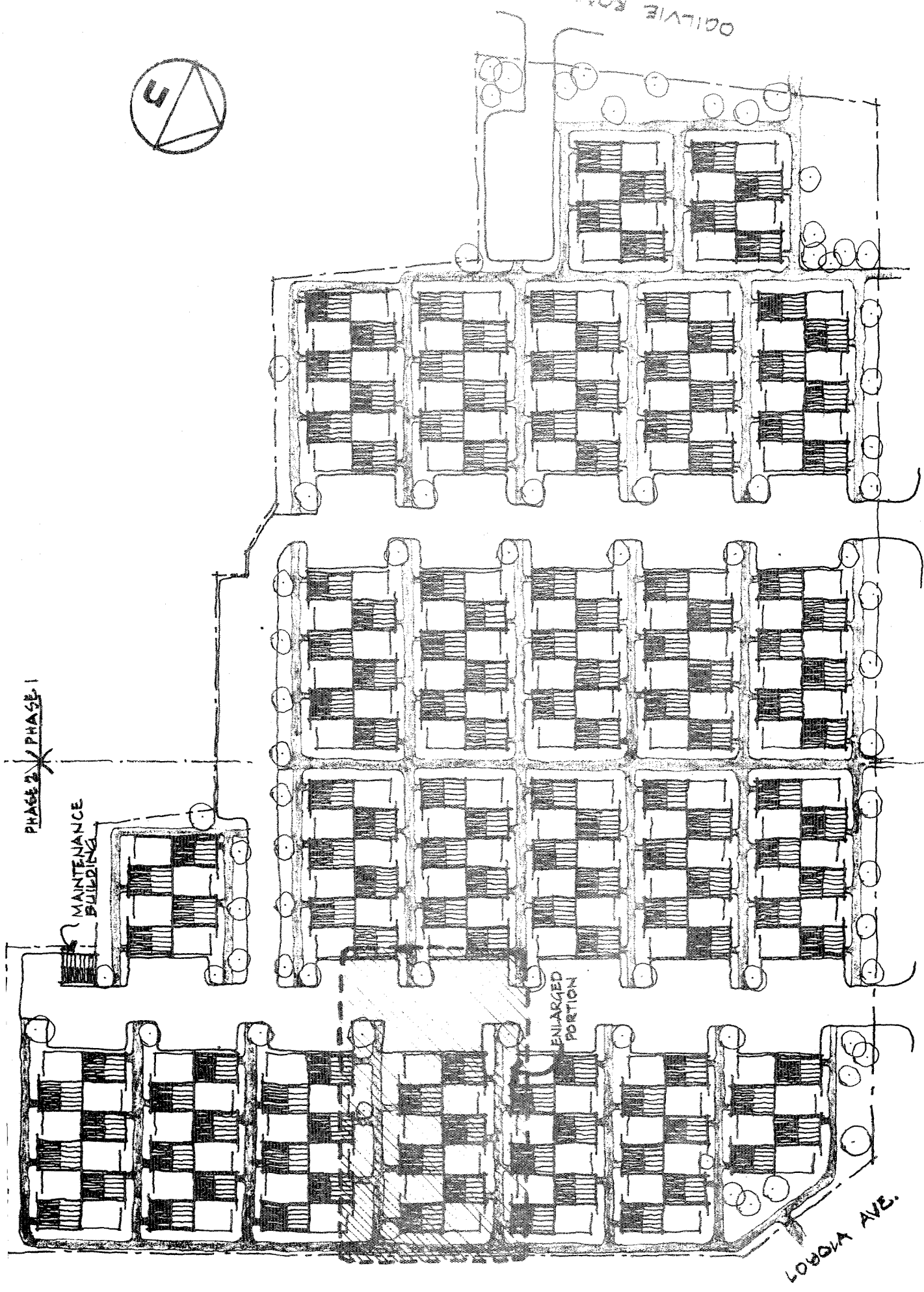
Basically this is a successful project in which the residents feel they have received good accommodation at a reasonable price. Though the density is relatively high the residents feel the layout provides good privacy. It is an efficient project in terms of use of space, layout of services and maintenance.

PROJECT DATA - BEACON HILL NORTH COURTHOUSES

Form of tenure	Condominium
No. and breakdown	143 3-bedroom
Site Area	8.1 acres net
Density	17.7 units - (58.5 persons) per acre net
Price and date of completion	\$19,250 1970-71
Zoning	Special residential zone
Lot Area	1320 sq. ft. (excluding parking)
Lot Width	40 ft.
Private Outdoor Living Space	600 sq. ft.
Location of P.O.L.S.	100% at side
Screening of P.O.L.S.	25% screened by own unit 50% screened by adjacent blank wall 25% screened by fence
Unit area	1200 sq. ft.



site plan



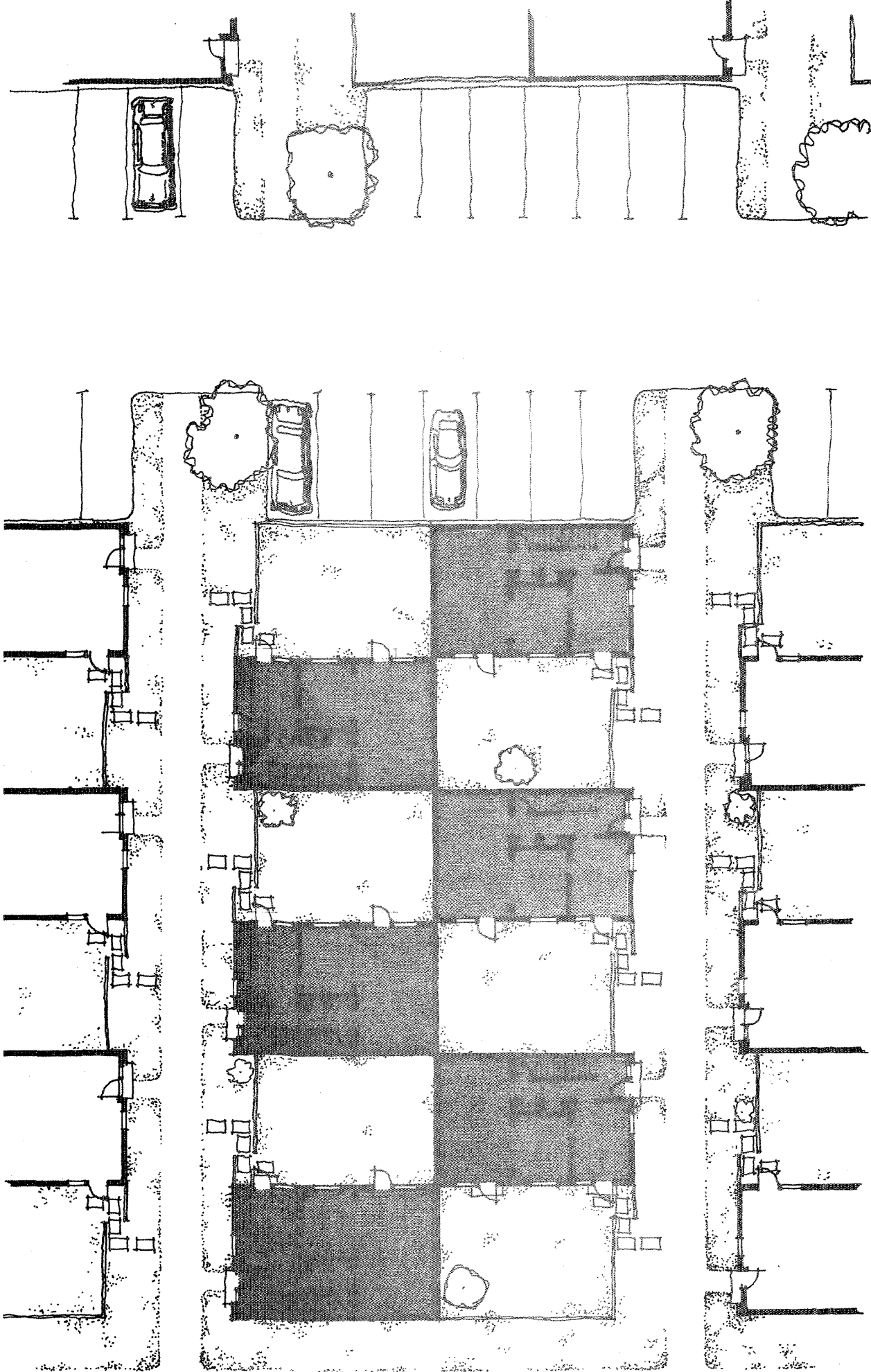
PHASE 2 / PHASE 1

MAINTENANCE BUILDING

ENLARGED PORTION

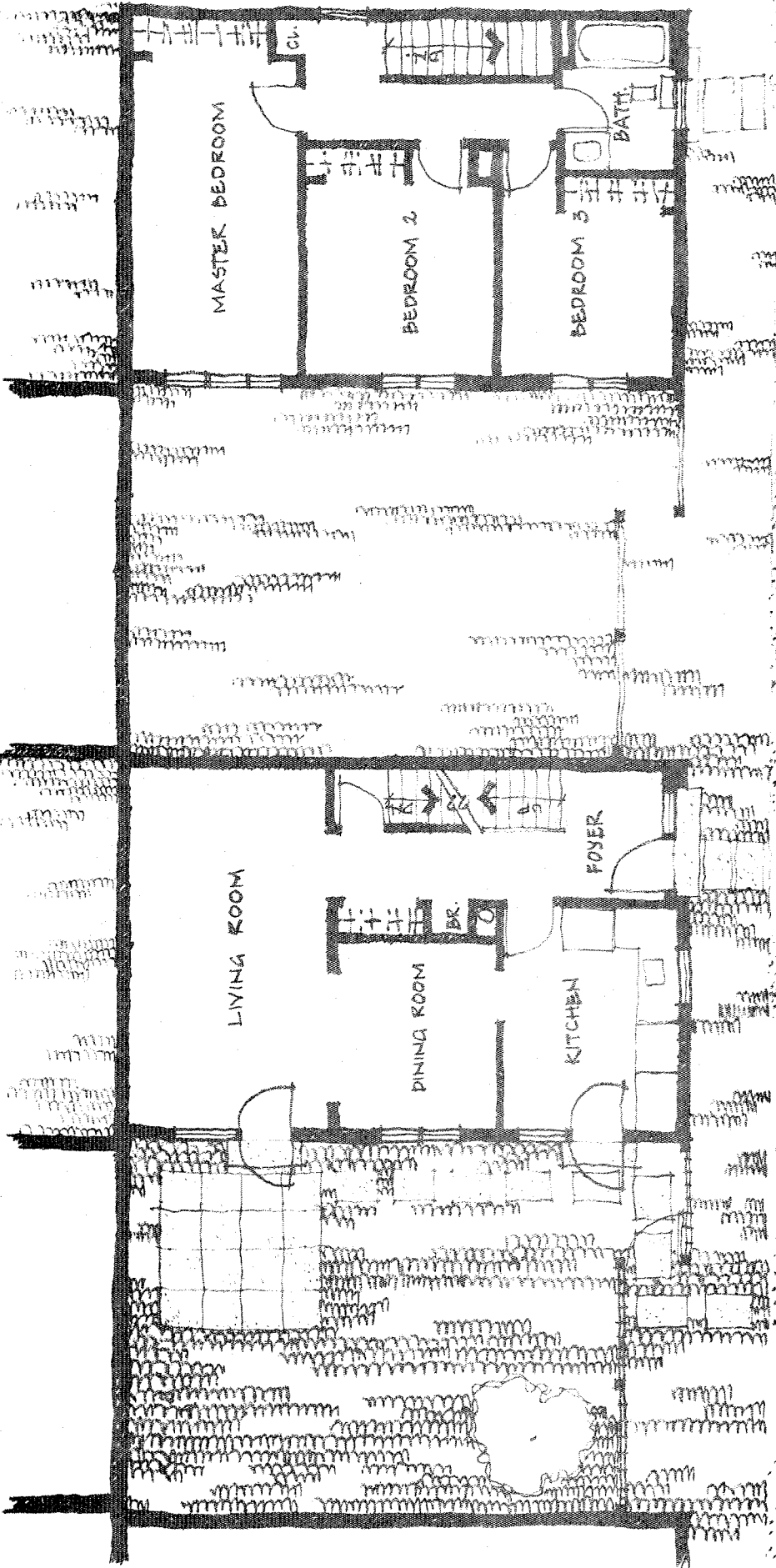
EASTVALE DRIVE

LOBOA AVE.



# house grouping

SCALE: 0 5 10 15 20 25 FT.

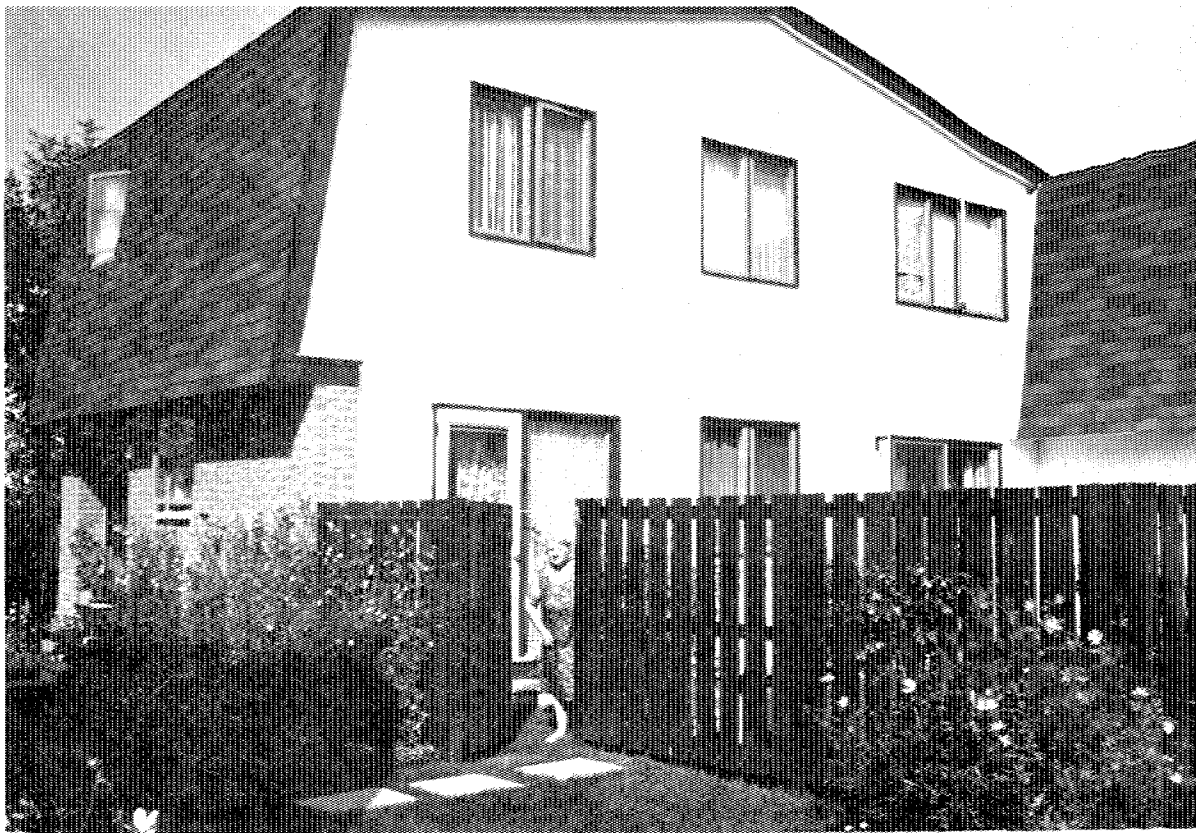


MAIN FLOOR PLAN

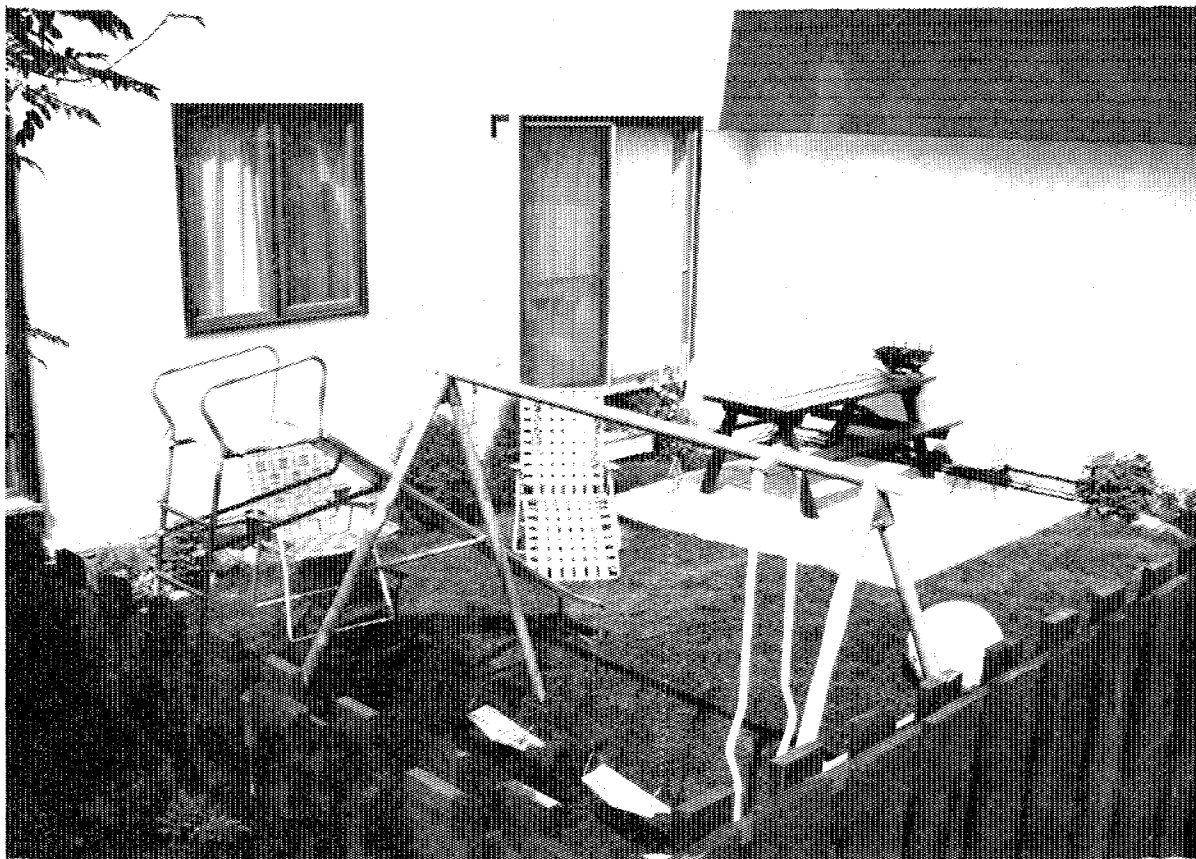
UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

unit plan

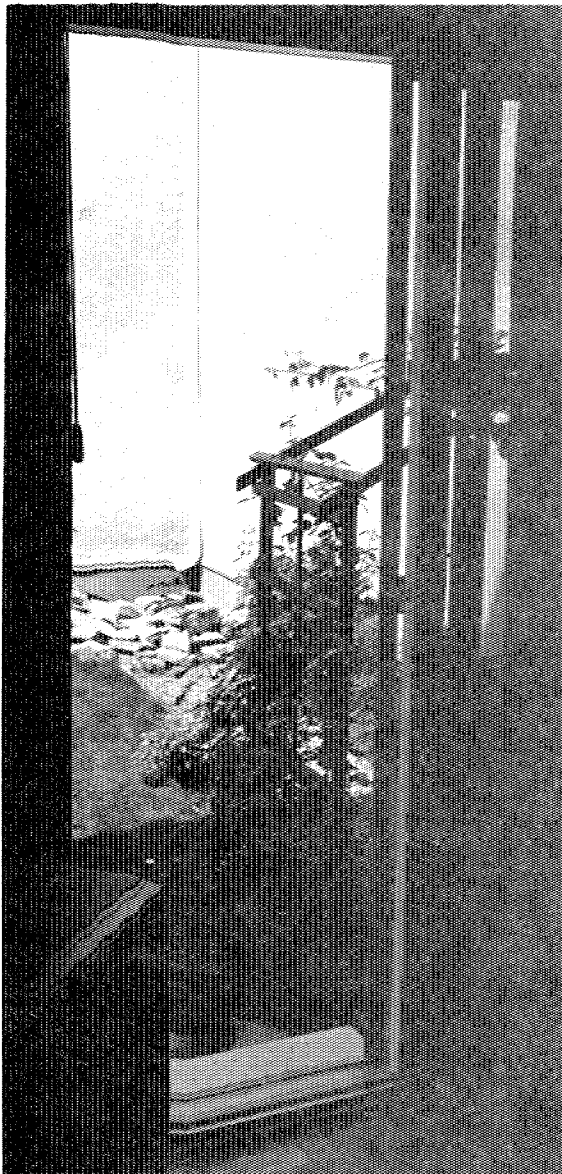


EXTERNAL VIEW OF END UNIT



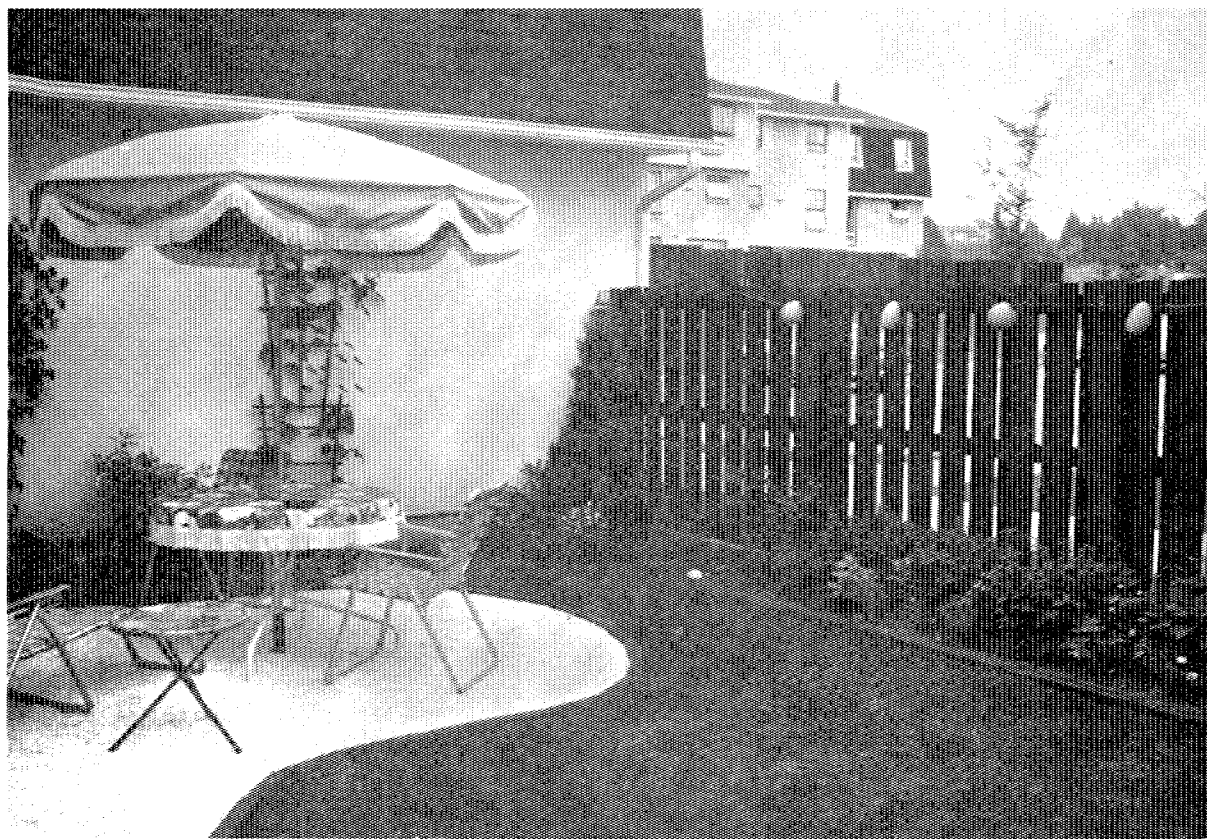
END UNIT PATIO

VIEW OF PATIO

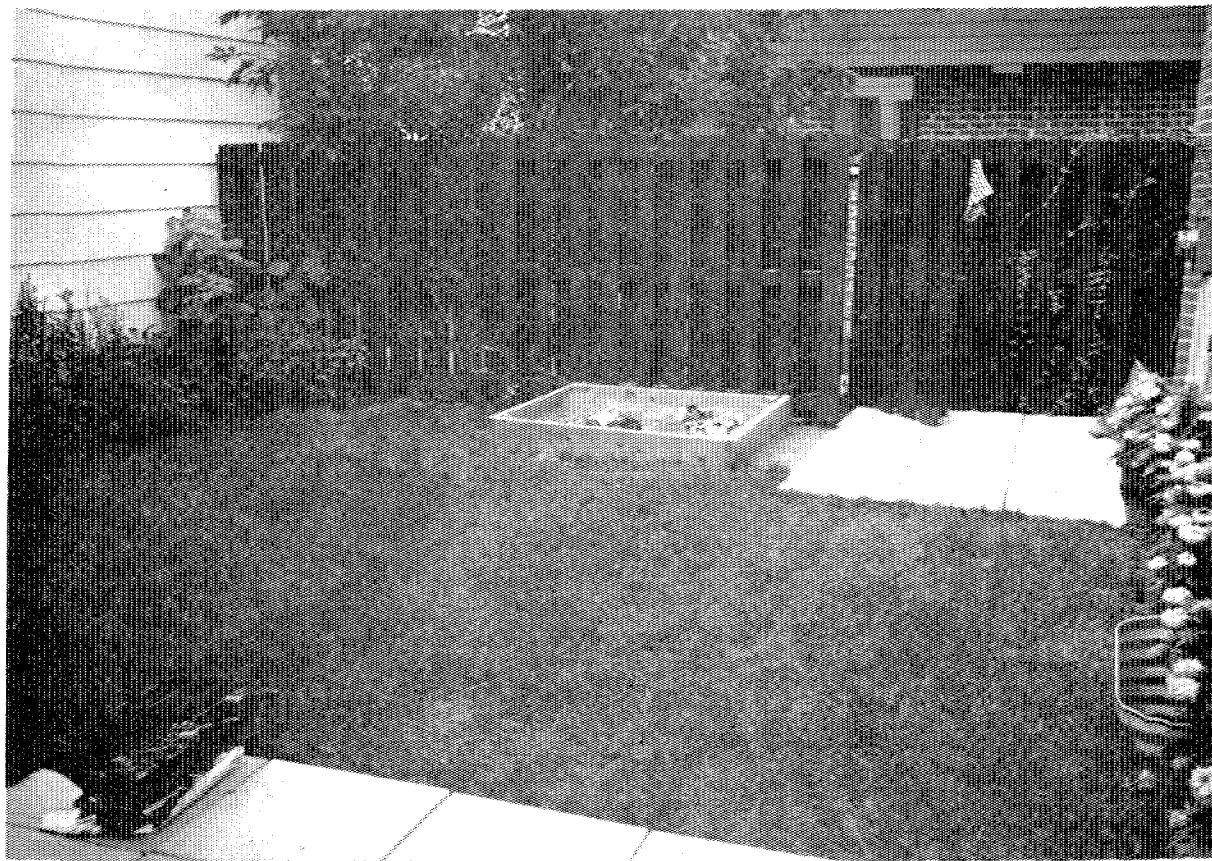


PATIO FROM LIVING ROOM





INTERIOR VIEW OF PATIO



INTERIOR VIEW OF PATIO



PEDESTRIAN WALKWAY



PEDESTRIAN WALKWAY  
NOTE LOWERED ROOF LINE