

# 613 Flats

The “613 Flats” are a play on words to identify a new type of residence that has six rooms in total, one of them being a bathroom and three of them being bedrooms. The 613 Flats are homes that could be built in established neighbourhoods to provide additional housing choice. They increase housing options while respecting the required amenity space, trees, soft landscaping and neighbourhood context.

## Regeneration

These units support one of the New Official Plan’s primary goals of achieving more growth through regeneration than urban expansion. These units are meant to attract families and larger households to existing neighbourhoods, where in the past they would find their housing needs satisfied mainly in new suburban communities.

## 15 Minute Neighbourhoods

613 Flats support the goal of creating 15-minute neighbourhoods by adding new housing that fits within the context of the neighbourhood. These new households will help support local businesses, schools and parks within a short walk from their home. Living in a walkable neighbourhood with these amenities helps promote better social, physical and mental health.

## Trees and Landscaping

The 613 flats designs will require trees and soft landscaping to contribute to the existing character of the street and grow the City’s urban tree canopy.

## Flexibility

These examples of 613 Flats are examples of how neighbourhoods could evolve. There could be many other types of new homes through regeneration. The New Official Plan sets the stage with high level policy to allow these new forms of homes while providing flexibility in design and shape across different Transect and neighbourhood needs.

## New forms of homes will provide

- more housing choice at affordable price points
- help City residents move into neighbourhoods that were not a viable choice due to the lack of inventory
- provide greater housing choice for Ottawa residents across our many different and wonderful neighbourhoods

