

# 399

NORTH TOWNLINE ROAD, INGERSOLL  
OXFORD COUNTY  
AN AGING-IN-PLACE DEVELOPMENT

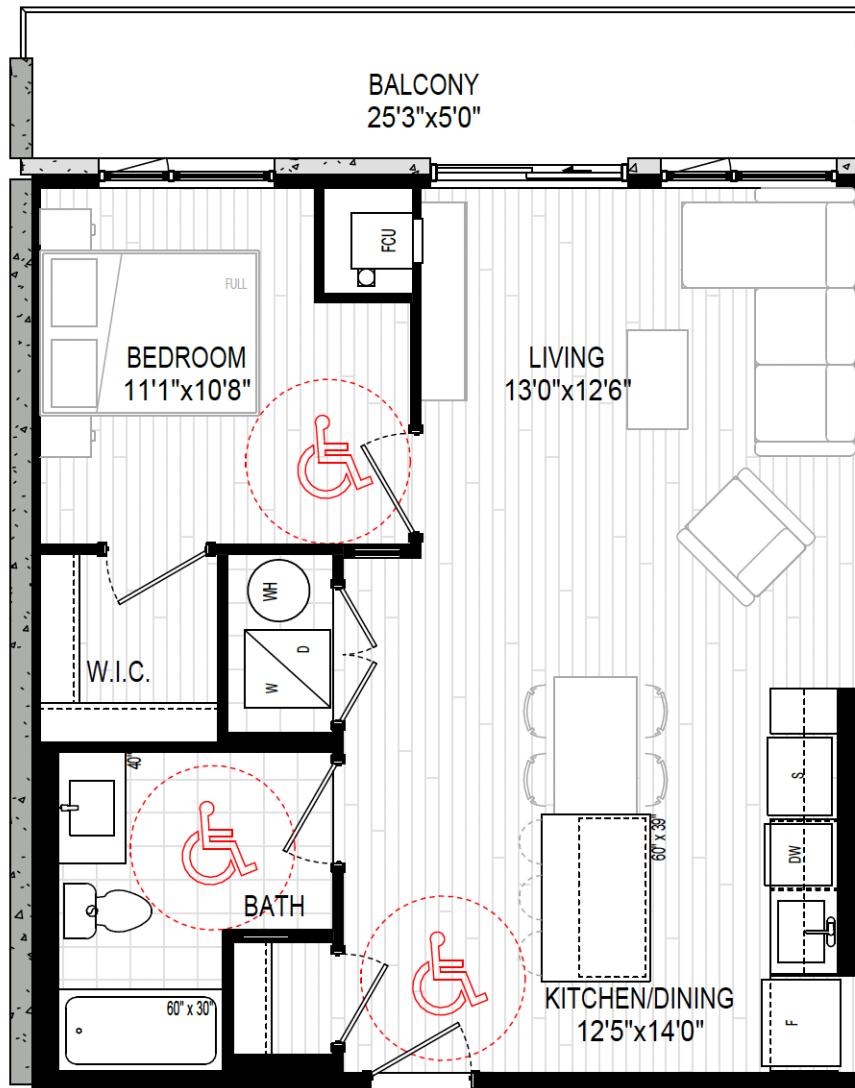


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Suite 301  
Waterloo  
519-591-6076

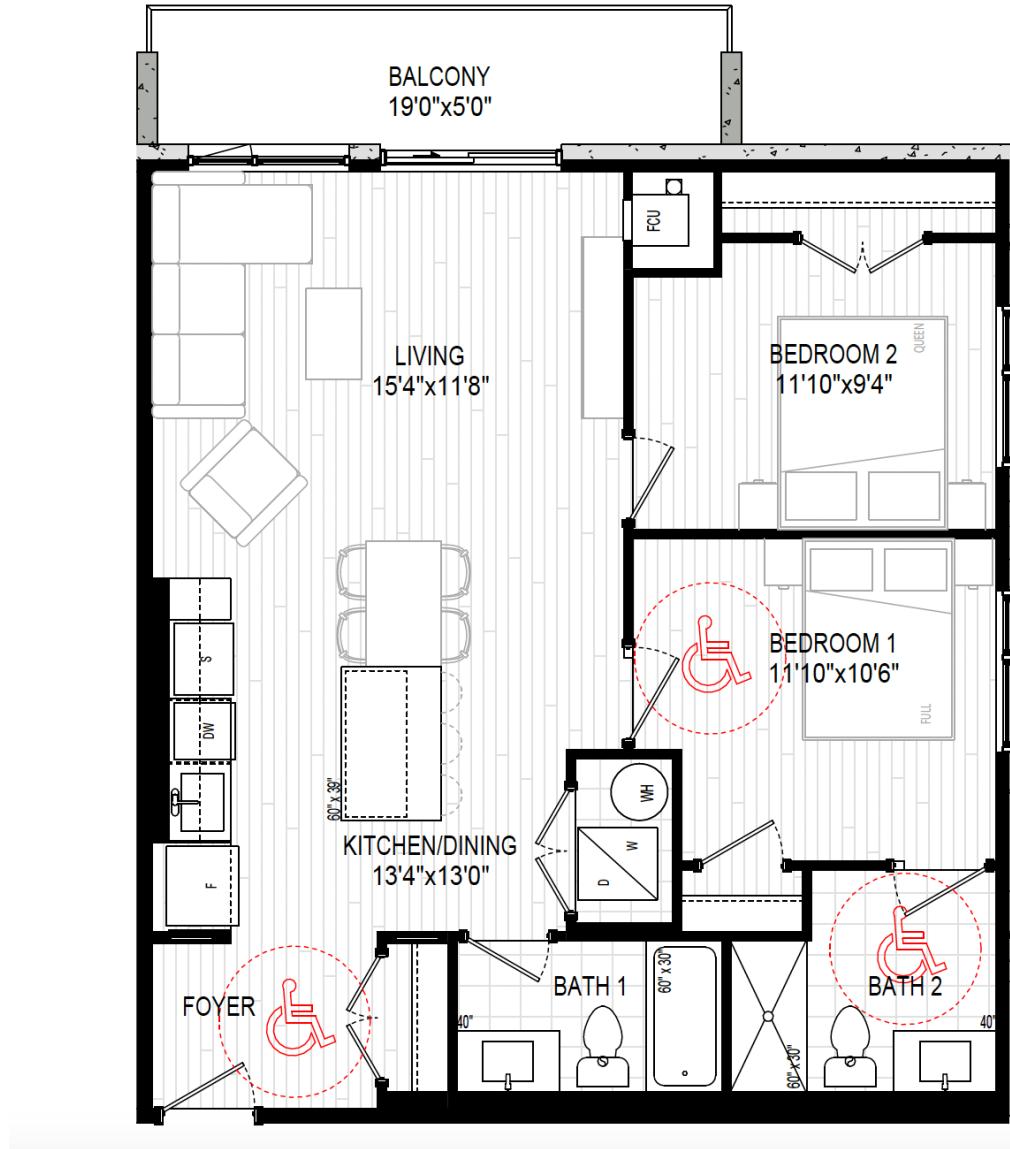
Prepared by: Urban Insights Inc.  
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Prepared for: Town of Ingersoll Council, Public Meeting OPA 25-09-06, ZN6-25-04  
Date: December 8, 2025  
File: 399-Ing-48-2025



# AN AGE-IN-PLACE FLOOR PLAN



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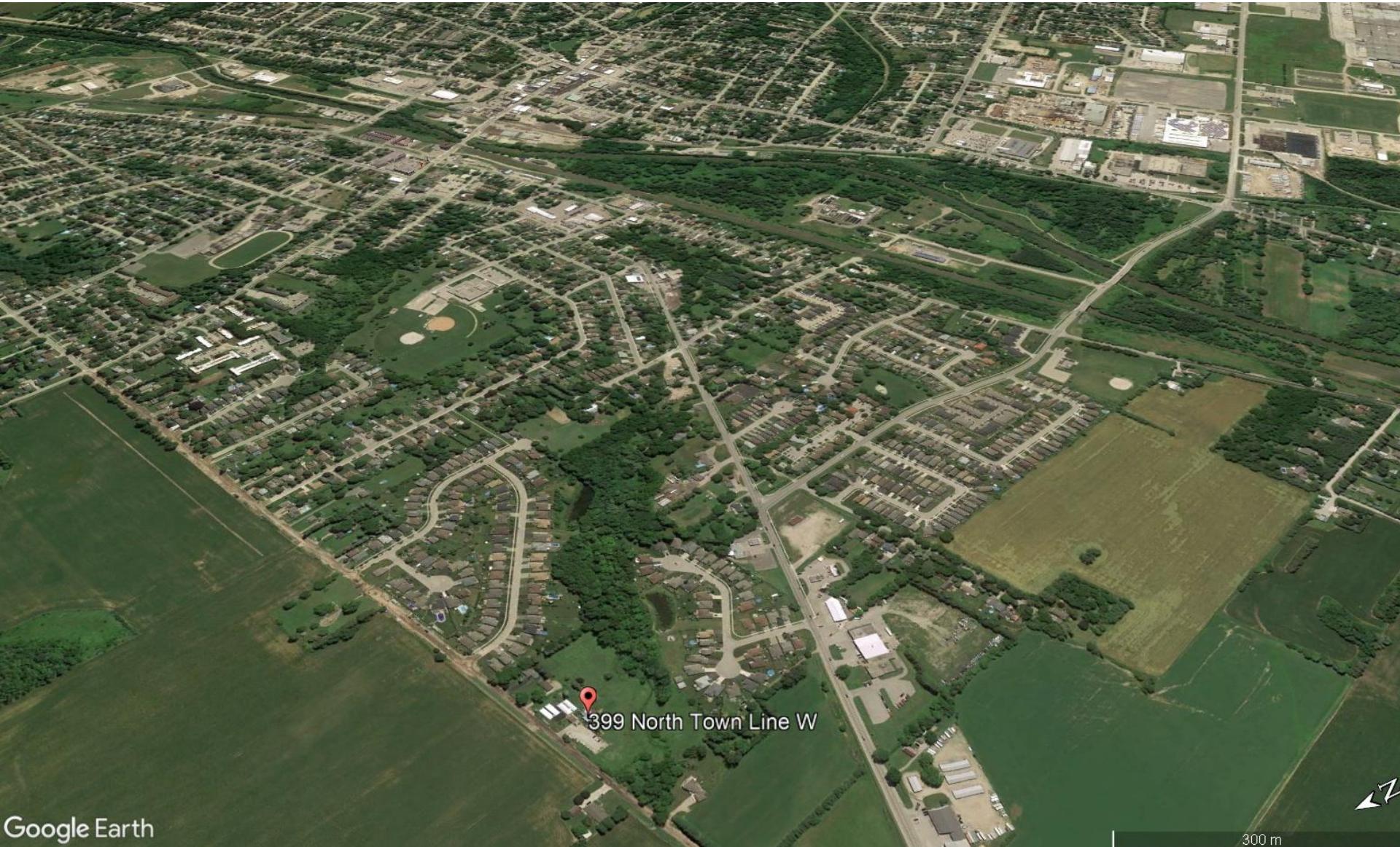


# AN ATTAINABLE PROJECT WITH AFFORDABLE UNITS

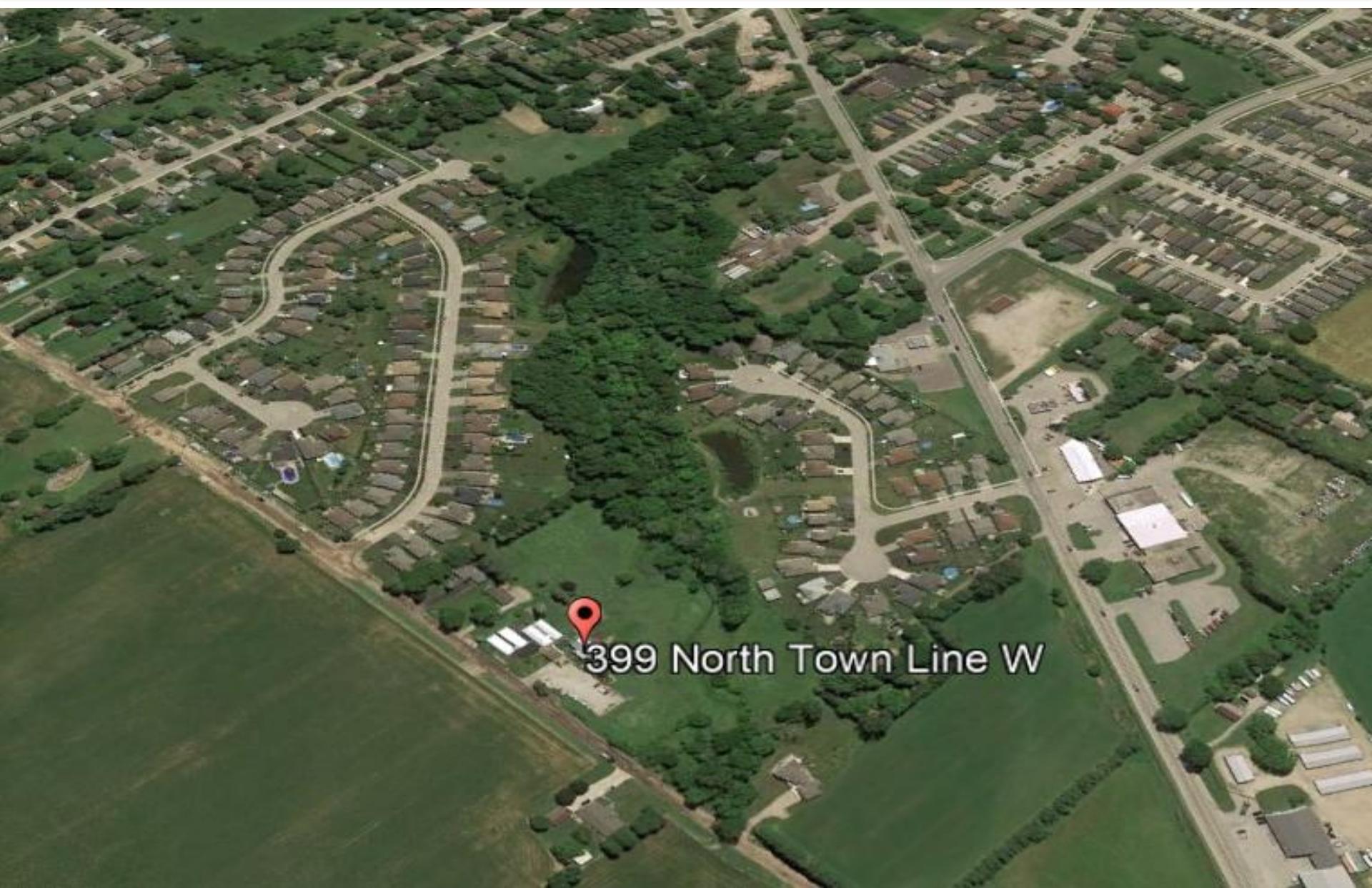
## Affordable Rental Units

Unit Type	Low-Affordable		Moderate-Affordable
Rent Levels	60% Average Market Rent	80% Average Market Rent	100% Average Market Rent
Bachelor	\$554	\$739	\$924
1 Bedroom	\$778	\$1,038	\$1,297
2 Bedroom	\$886	\$1,182	\$1,477
Maximum Household Income	< \$64,300		< \$76,900

# EXISTING CONDITIONS – COMPLEX SITE



# EXISTING CONDITIONS – A BUFFERED SITE



# EXISTING CONDITIONS – A RURAL CROSS SECTION



# EXISTING CONDITIONS – COMPLEX SITE



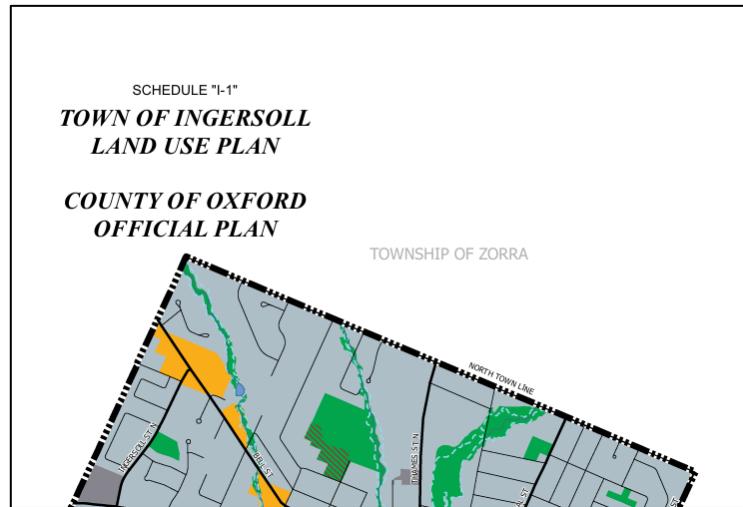
# SUTHERLAND DRAIN – A NO TOUCH ZONE (a buffer)





# PLANNING REQUEST

- Designated “Residential”
- Designated Low Density Residential
- Redesignate to High Density Residential
- Density fits in range (102.7 units / ha)



- Zoned “Future Residential”
- Rezone to Residential Type 4 (R-4) with site specific
  - Minor reduction to parking
  - Project in alignment with R4 Zoning
  - 6m interior sideyard permitted



Low Density Residential Property Designation

Legend

## 9.2.1 Strategic Approach

In keeping with the Vision Statements as set out in the Municipal Development Strategy and to provide present and future residents of Ingersoll with a choice of adequate and affordable housing which meets their needs, it is the strategic aim of Town Council to:

ACCOMMODATE  
HOUSING  
DEMANDS

Accommodate the present and future demand for housing in Ingersoll through the efficient use of vacant residentially-designated lands, underutilized parcels in built-up areas and existing housing stock in all neighbourhoods, with the objective of also reducing energy consumption, decreasing the financial burden of underutilized municipal services and relieving pressure for *development* of natural areas and open spaces.

EFFICIENT LAND  
USE PATTERNS

Promote the concept of compact urban form and *intensification* as means of maximizing the use of existing services, promoting energy efficiency and protecting agricultural lands and natural areas. This Plan sets out minimum density requirements for residential *development* and establishes minimum *residential intensification* targets which are to be considered prior to approving new residential *development* within *designated growth areas*.

POLICIES

AFFORDABLE  
HOUSING  
DEVELOPMENT

Opportunities for the *development* of housing types to meet the needs of low and moderate income households will be provided by:

- facilitating the creation of new dwelling units through *development* and particularly through *residential intensification*;

AFFORDABLE  
HOUSING

## 9.2.6 High Density Residential Areas

### DESCRIPTION

High Density Residential areas are those lands primarily developed or planned for a limited range of intensive, large-scale, multiple unit residential *development* as shown on Schedule I-2. This designation shall be applied in a localized and site-specific manner in locations where high density high-rise *development* can:

- result in the preservation of features of the natural environment which may otherwise be compromised with more dispersed low rise *development*, or
- result in the efficient use of land which may be difficult to develop at lower residential density due to the presence of environmental constraints and the costs of mitigating such constraints, or
- constitute community landmarks or reference points, or
- support the viability and functionality of the Central Area.

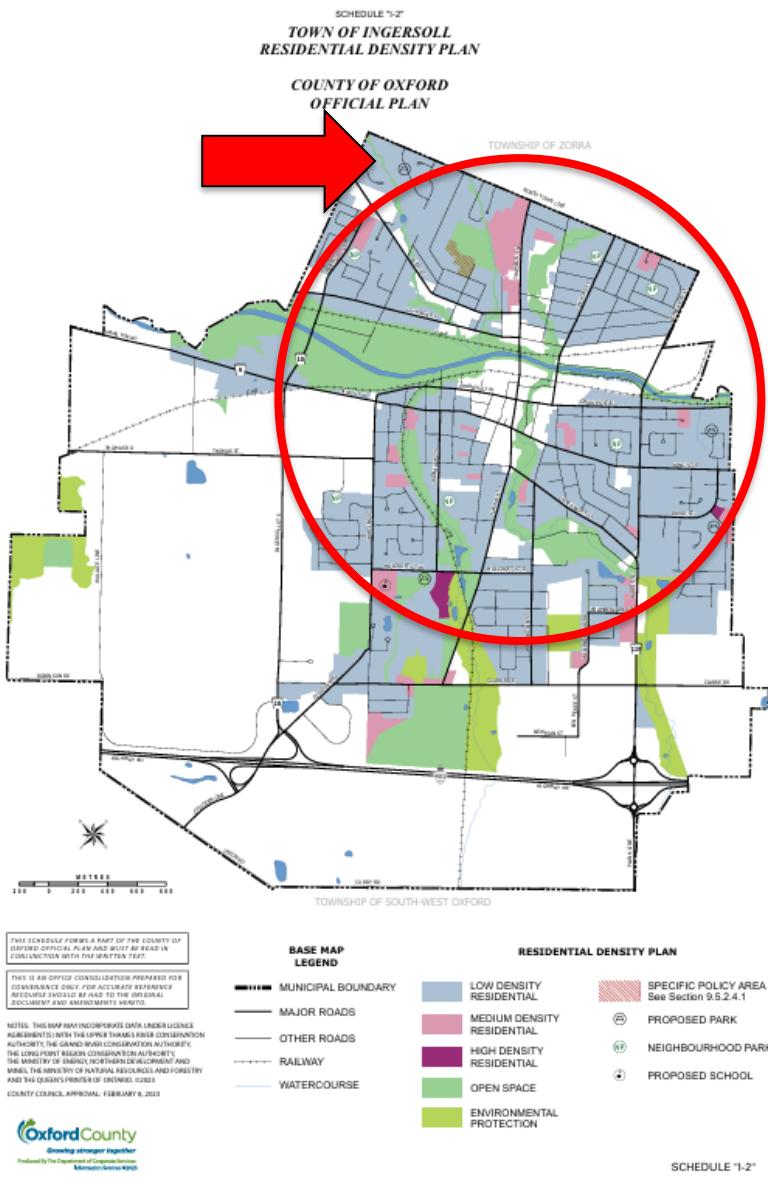
# DEMOGRAPHICS DRIVES GROWTH

Characteristic	Ingersoll <span style="color: #800000;">i</span> Ontario [Census agglomeration]			Ontario <span style="color: #800000;">i</span> [Province]		
	Counts			Counts		
	Total	Men +	Women +	Total	Men +	Women +
<b>Population and dwellings</b>						
Population, 2021 <span style="color: #800000;">1</span>	13,693	...	...	14,223,942	...	...
Population, 2016 <span style="color: #800000;">1</span>	12,757	...	...	13,448,494	...	...
Population percentage change, 2016 to 2021	7.3	...	...	5.8	...	...
Total private dwellings <span style="color: #800000;">2</span>	5,627	...	...	5,929,250	...	...
Median age of the population	40.8	39.6	41.6	41.6	40.0	42.8

- Faster local growth than Provincial avg.
- Slightly younger median age
- Growing senior population (19.4% >65)

# DEMOGRAPHICS DRIVES GROWTH

- Overall, limited growth
- Only 2 High Density Areas
- Spread out ( $\pm 7$  mins from DT)
- High Density Permits 6-storey buildings
- Have a “Future Development site



# AGING-IN-PLACE, PART OF THE HOUSING SPECTRUM

- 55 yrs+
- Purpose-built rental
- Independent living
- Downsizing
- Live in same community

## HOUSING SPECTRUM



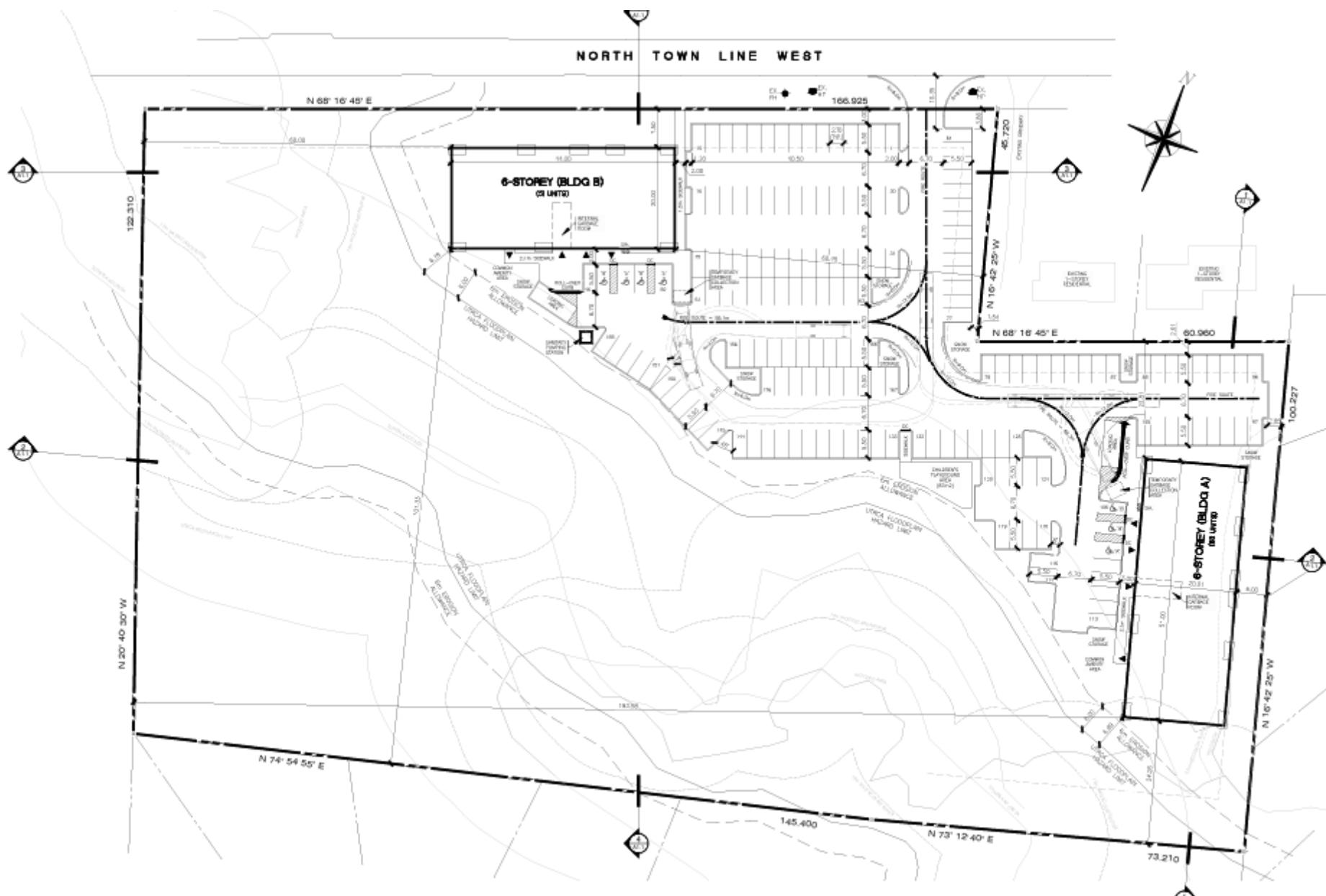
Aging in Place



# THE PLAN



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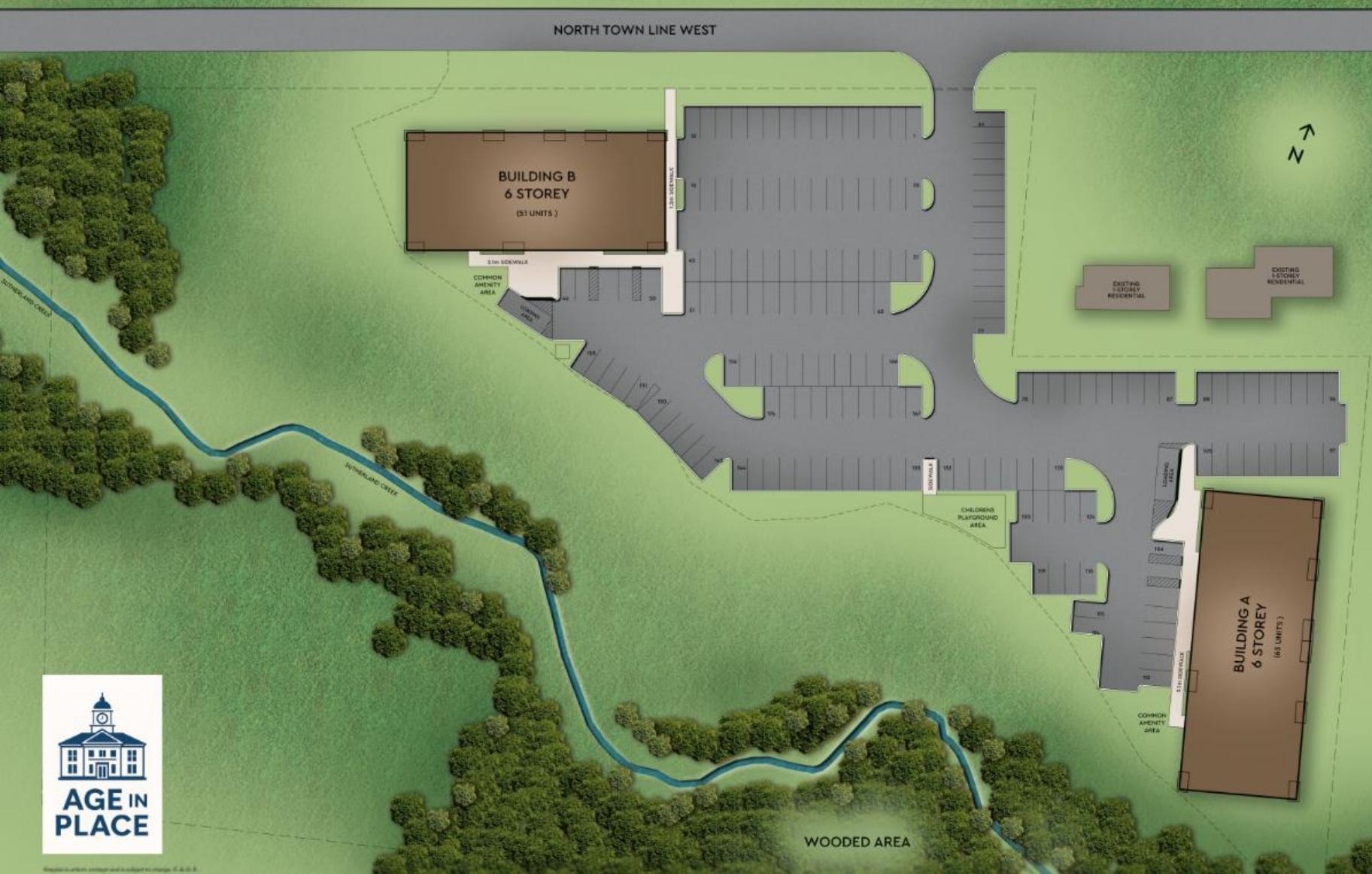


# THE PLAN

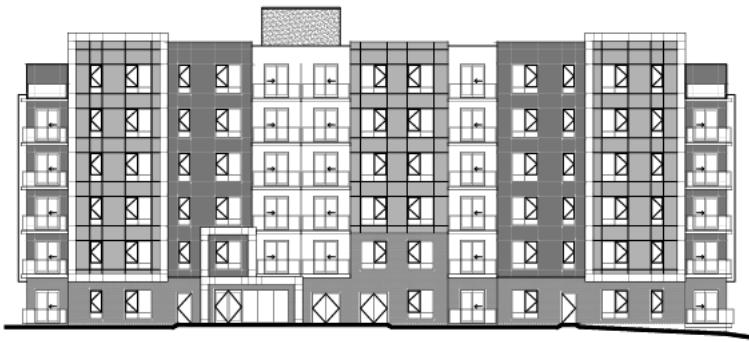
114 units | 176 parking spaces (vs 196) | 6 storeys  
49 one-bedroom units | 65 two-bedroom units  
41.9 uph site | 102.7 uph developable



# THE PLAN



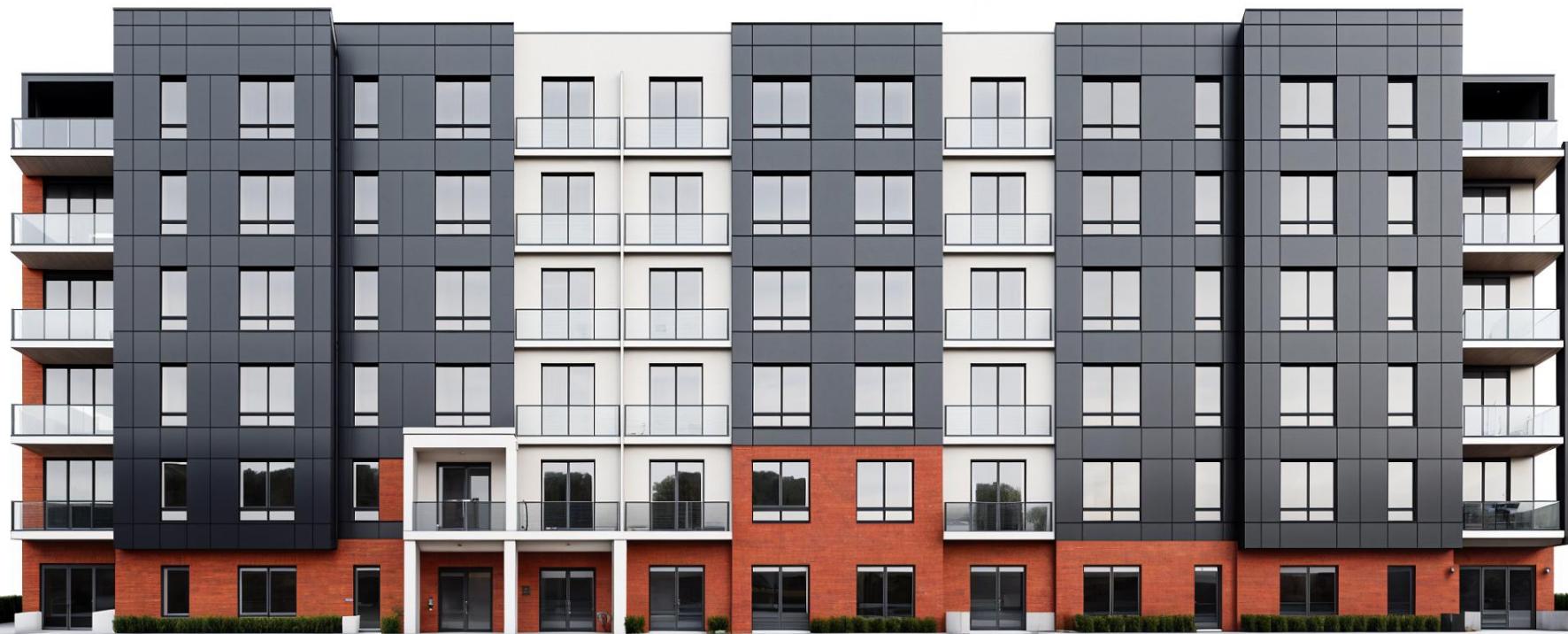
# THE BUILDINGS



WEST ELEVATION - BUILDING A  
(FACING PARKING)



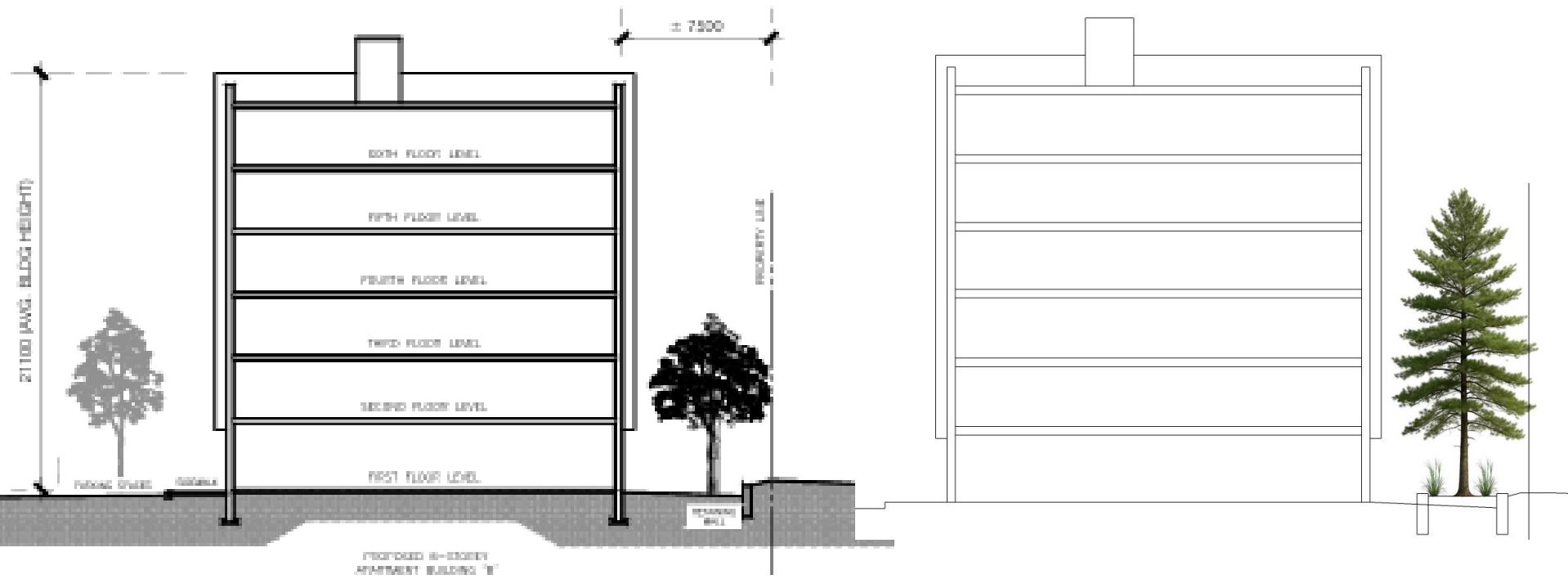
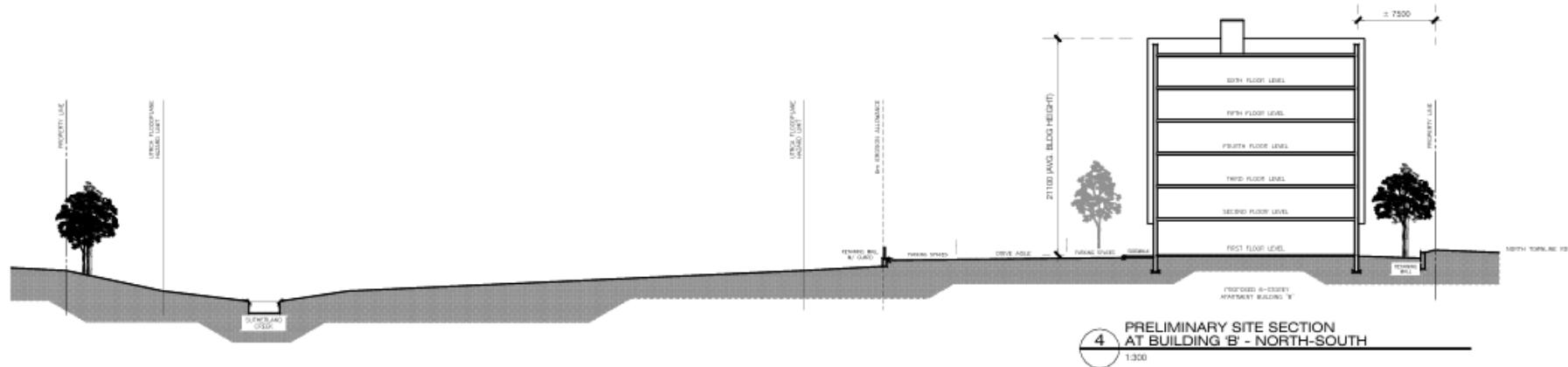
EAST ELEVATION - BUILDING A  
(FACING PROPERTY LINE)



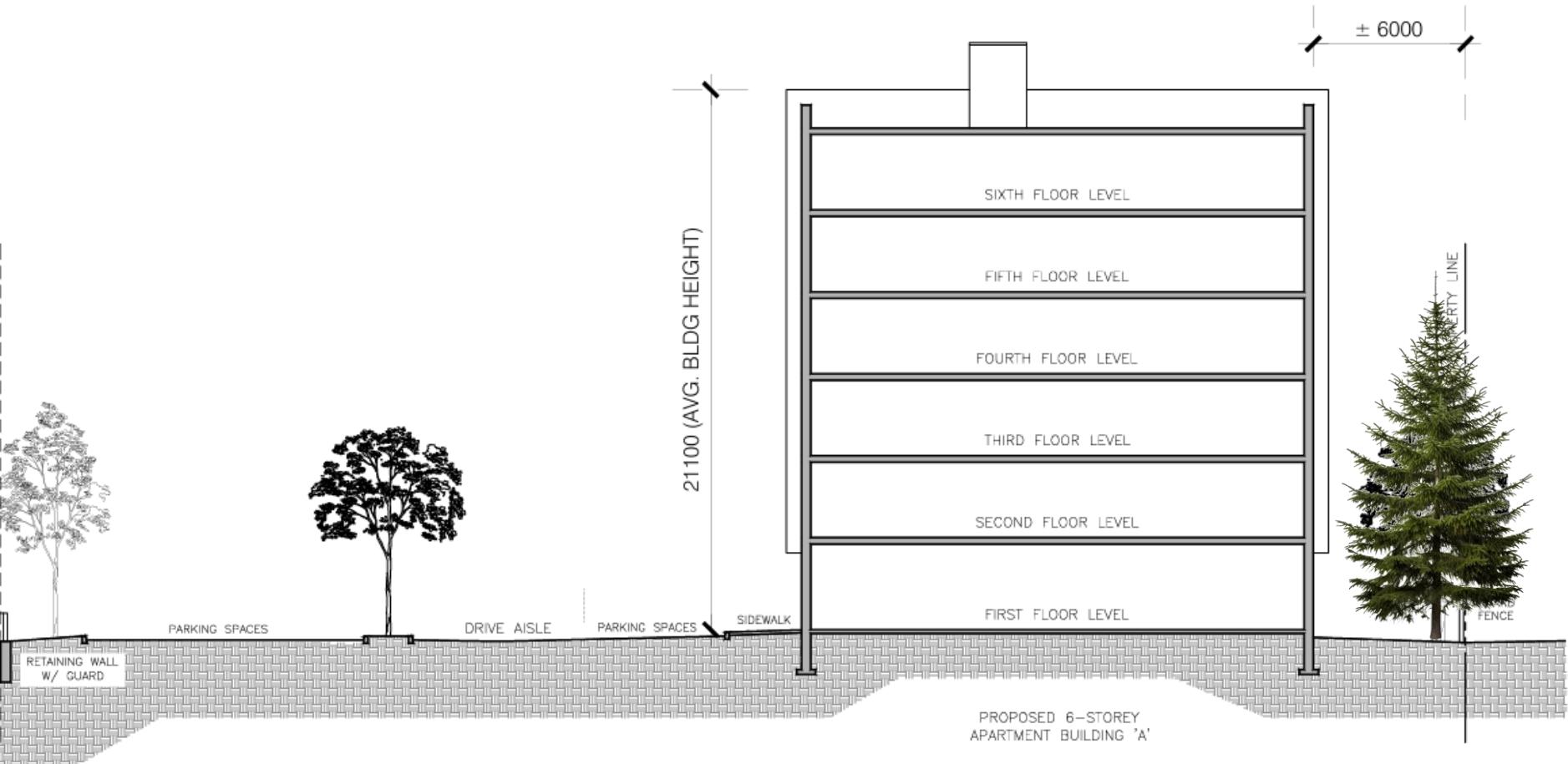
# Views



# BUILDING B STREET CROSS SECTION (enhanced)



# BUILDING A – RESIDENTIAL CROSS SECTION



- Shadow Study
- Shadows meet shadow criteria
- 5-7 hours sunlight (except winter)
- No shadow impacts on Sutherland Drain / Creek natural area
- Transportation
  - No turn lanes or road improvements required
  - Driveway is properly designed
  - Sightlines at new driveway meet safety requirements
  - Parking shortfall is minor and acceptable (7% shortfall)
  - Fire trucks, garbage trucks, cars can circulate safely

# SHADOW IMPACT STUDY

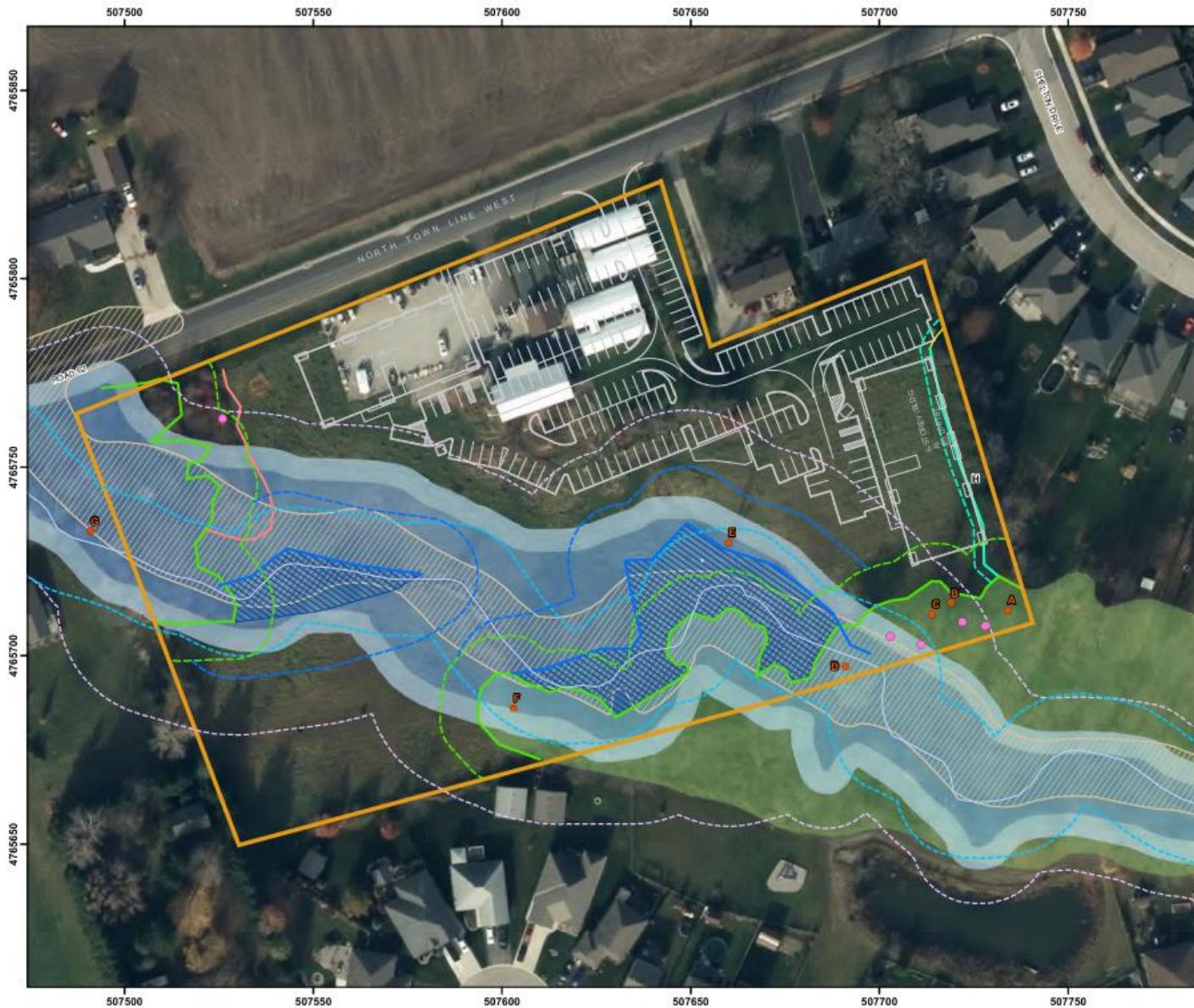


- Engineering / FSR
- Municipal services available
- Sanitary thru on-site pump
- Water thru 300mm watermain
- Stormwater thru roof storage, detention tank, OGS
- Clean stormwater to drain
- Environmental (EIS)
  - All significant features protected
  - Sutherland Drain is an ephemeral feature (not a permanent creek)
  - No species at risk or sensitive wildlife habitats will be impacted
  - Wetland and woodland edges remain intact and functional
  - Stormwater will not affect natural features

# TECHNICAL REPORTS – ENVIRONMENTAL AREAS



# TECHNICAL REPORTS - ENVIRONMENTAL



# THE PUBLIC MEETING

- 50 neighbours
- 10 Y 13 N
- Acknowledgement
  - Traffic (speed, noise, safety)
  - Noise
  - Construction Management
  - Other Location
  - Privacy / height / views
  - SW runoff
  - Property Values



- Detention gallery (tank) for SWM
- Landscape feature along entrance
- Sidewalk along 'NTLR' ✓ (the rest?)
- No balconies facing Shelton Dr.
- To be outlined in PJR update



- Designated for Residential and zoned Future Dev.
- A housing need with affordable 100% AMR units
- Better use of land
- Aligns with High Density planning intent
- Complex site (grades, wetland, tree area, shape)
- Minor relief from some zoning rules
- A gateway project
- 114 units – traffic works, meets shadow criteria
- A functional servicing report – the site works
- More housing is needed for a growing community

# SUMMARY

