Housing Options

Cape Breton Regional Municipality
Fast-Tracked Housing Design Initiative

June 10, 2025

UPLAND

This report was prepared for the Cape Breton Regional Municipality by Passive Design Solutions in collaboration with UPLAND Planning + Design Inc.

Table of Contents

Introduction

INTENT
This document presents several fast-tracked housing designs for construction in the Cape Breton Regional Municipality (CBRM). These designs aim to meet the needs of residents while remaining attractive in the market and suitable for many available building lots. These homes could help increase housing density without changing the neighborhood's character, making housing more affordable and improving the use of urban services.

We based our variety of housing types on the following sources:
1. Geospatial Information System (GIS) analysis[1],
2. Housing Needs Report[2]
3. Land Use By-law[3]

We also used a survey[4] that asked tenants, developers, and homeowners about their needs. This feedback helped us prioritize features like storage space and practical building methods.

The scale of the plans and drawings is consistent across all pages, making it easy to compare them[5].

NET ZERO READY DESIGN
All designs are available as 'Net Zero Ready,' meaning they could be eligible for current or future rebate and financing programs that focus on energy efficiency. Each design has been checked to ensure it meets the building codes in effect at the time of the design.

Some strategies used in these designs include:
- An efficient building shape
- Smart window and door designs
- A highly efficient building envelope (including the foundation, walls, and roof)

While the initial cost of construction for a net-zero ready home may be higher, this investment often pays off over the life of the building.

Key benefits of net zero design strategies:
- Affordable to maintain
- Fewer mechanical systems that are easier for residents to operate and maintain
- Super-insulation and airtightness help block outside noise
- Comfortable indoor climate with no drafts
- High-quality indoor space due to good ventilation and plenty of natural light
- Resilient during storms—Net Zero Houses can stay above freezing temperatures

Choosing the net zero option for one of the homes shown in this document can result in a reduction of 50-60% total energy use over a code-built equivalent.[6]

1. GIS analysis was completed by Upland. In short this analysis took data about the building lots within CBRM to determine what lots may be available for building using factors like zoning, lot shape/size and what currently existing on those lots, like homes or sheds. A detailed description can be found in their Housing Design Concept Paper dated September 2024.

2. Cape Breton Regional Municipality, Municipal Housing Needs Report, 2023.

3. CBRM Forward, Land Use By-Law, July 2023.

4. All survey results can be found in Housing Design Concept Paper, Sept 2024.

5. Excluding summary page, where smaller scale is used to see all options on one page.

6. This information is based energy modeling results by Passive Design Solutions and Efficiency Nova Scotia.

Introduction

(continued)

ASSUMPTIONS

Most of the areas in CBRM, that are connected to municipal sewers, are part of one of these five zones.[1] While the buildings shown in this document may be allowed in other zones, we have focused on the most likely areas:

R7 - Small Community
UR1 - One and Two Unit Residential
UR2 - Low Density Urban Residential
UR3 - Medium Density Urban Residential
CR - Regional Commercial

UR2 zone makes up 72% of the land in CBRM, so we prioritized the requirements for buildings in this zone even more. Other assumptions, parameters, and design guidelines include:

- All buildings will fall under Part 9 of the National Building Code of Canada 2020.
- No architectural or engineering stamp is required.
- Accessory Dwelling Units (ADU) must have a footprint smaller than 72m² (775ft²).
- Buildings should be built with common materials and methods to make it easier for anyone to build and maintain.
- For the smallest units, the building footprint should be below 90m².
- To fit on the maximum number of lots, buildings are designed to be compatible with a recommended minimum lot width of less than 16.7 m (the average buildable lot width in the UR2 Zone).[2]
- The Nova Scotia Building Code Regulations will guide accessibility. Whenever possible, we have suggested standards that exceed the code for better long-term use. For example, we recommend a turning radius of 1700 mm (5'-7") in areas where someone in a wheelchair may need to move.

DEFINITIONS

Building footprint: The area within the edge of the roof and eave. This is how lot coverage is calculated in CBRM's Land Use By-law.

Developable lots: The percentage of vacant lots that the building type could fit on compared to all vacant lots.

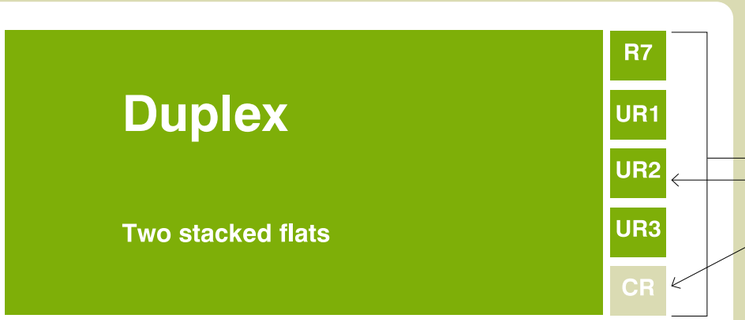
Recommended Lot Width: This width of land needed for the common construction materials—wood frame structure with vinyl siding or wood clapboard.[3]

1. Indicated by Upland Planning + Design's investigation, more information available in Housing Design Concept Paper, Sept 2024

2. Recommended minimum lot widths for all multi-unit buildings are greater than 16.7m, however with changes (like using non-combustible cladding) all but the fourplex are compatible with the average buildable lot. We have therefore provided a rotated version of the fourplex that could fit on this lot.

3. Recommended minimum lot width is based on combustible cladding and calculated using interpolated values in table 9.10.14.4.-A - NBCC 2020.

LEGEND:

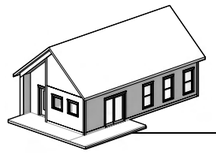


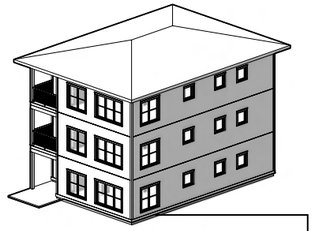
BUILDING OVERVIEW	
Unit Mix	2 - 2 Bed, 1 Bath
Gross Area (all floors)	2,220 ft²
Building Footprint	1,350 ft² (125.2 m²)
Living Space[1]	925 ft²
Number of Stories	2
Type of Unit(s)	Duplex
Building Frontage[2]	24'-0"
Recommended Lot Width[3]	41'-3" (12.6m) min.
Developable Lots	2,424 (62%)

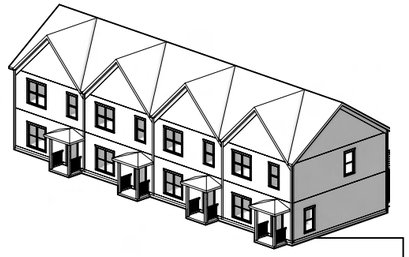
Description: This building has two apartments,...

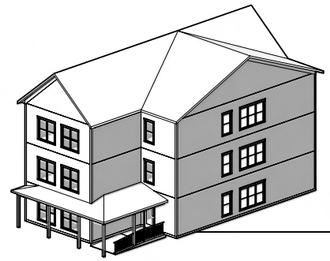
Summary

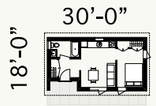
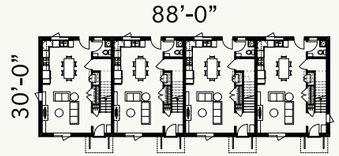
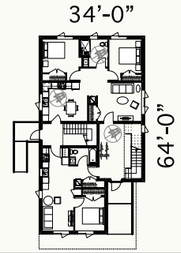
All unit types









	SMALL ADU	LARGE ADU	DUPLEX	TRIPLEX	FOURPLEX	SIXPLEX
Unit Mix	1 - 1 Bed, 1 Bath	1 - 2 Bed, 1 Bath	2 - 2 Bed, 1 Bath	3 - 2 Bed, 1 Bath	4 - 3 Bed, 1.5 Bath	3 - 2 Bed, 1 Bath
	-	-	-	-	-	3 - 1 Bed, 1 Bath
Gross Area (all floors)	455 ft²	710 ft²	2,220 ft²	4,220 ft²	5,280 ft²	5,915 ft²
Building Footprint	575 ft² (53.5 m²)	918 ft² (85.3 m²)	1,350 ft² (125.2 m²)	1,880 ft² (174.7m²)	3,044 ft² (282.8 m²)	2,265 ft² (210.5 m²)
Living Space	375 ft²	605 ft²	925 ft²	ground unit - 1,050 ft²	1,140 ft²	1 bedroom - 505 ft²
	-	-	-	middle unit -1,085 ft²	-	2 bedroom - 845 ft²
	-	-	-	top unit - 1,180 ft²	-	-
Number of Stories	1	1	2	3	2	3
Type of Unit(s)	ADU	ADU	Duplex	Triplex - one unit/floor	Fourplex -townhome	Sixplex - walk-up apartment
Building Frontage	30’-0”	36’-0”	24’-0”	32’-0”	88’-0”	34’-0”
Recommended Lot Width [1]	37’-10” (11.5m) min.	48’-9” (14.9m) min.	59’-5” (18.1m) min.	67’-9” (20.7m) min.	97’-0” (29.6m) min.	63’-6” (19.4m) min.
Developable Lots[1]	16,687 (67%)	11,660 (47%)	2,424 (62%)	1,929 (49%)	832 (21%)	1,819 (47%)
Ground Floor Dimensions						

1. The recommended lot width is calculated using required setbacks if the building has combustible cladding (like wood clapboard or vinyl siding). This lot width can be reduced if non-combustible classing is used and in some instances if the exterior wall is fire-rated. A professional can help you determine how to fit on a lot. The proportion of developable lots were calculated based on minimum setbacks and assume non-combustible cladding (like metal siding).

How to Pick a Home Design

How it all works

As mentioned in the introduction, the home designs presented in this catalogue are generally considered ‘fast-tracked’, i.e. they check most of the boxes to receive a building permit from the Cape Breton Regional Municipality.

While the designs are crafted to comply with Building Code requirements and to fit on a typical Cape Breton property, there are still a few things to be considered. For example, some of the larger multi-family homes may not be allowed in every type of zoning of the municipal Land Use By-law. Also if your property is non-standard because it has an odd shape or is particularly tiny, it may also need a closer look to see if the building models will fit on it.

You may also wonder how to build your home so that it fits into your street and does not look like an ‘odd one out’. This document will give you some hints on what to look out for when you choose finishes for the home design.

Alterations to home designs will also be discussed, and some guidance is provided on what sorts of alterations may trigger a full review of the design before a permit can be issued.

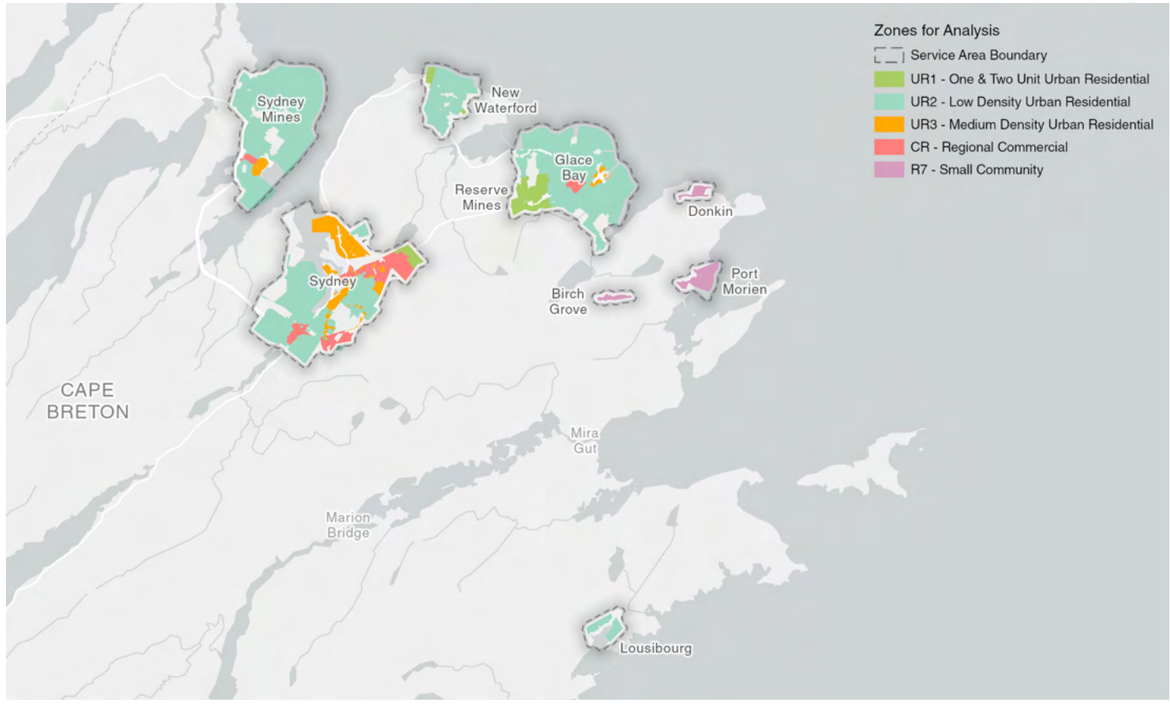
How many Housing Units?

The home designs in this catalogue range from single homes to multi-unit buildings for up to six separate units. If you wonder how many housing units are permitted on your lot, a good starting point is to start with the question whether your area is ‘rural’ or ‘urban’. This questions mostly boils down to whether you could access municipal water and sewer services at your property.

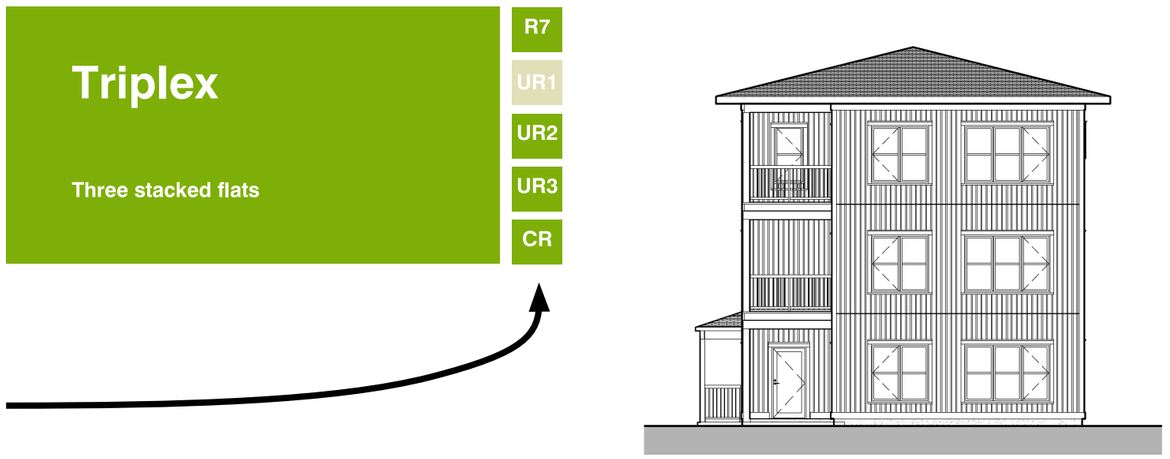
If the answer to the question about sewer is ‘no’, this usually means that your property is located outside of the Service Area Boundary (see map on top right). This means that your land falls into the rural area, and 9 out of 10 times your property will have the Rural (RU) Zoning applied. This zone will only allow for single or two-unit homes from this catalogue to be built. Rural lots are mostly large, so most property owners should not have much trouble fitting either of these home designs on their lots.

If your land is serviced by municipal water and sewer, this means that you are likely within the Service Area Boundary and that Zoning is one of the following five: UR1, UR2, UR3, CR or R7. The charts used in this catalogue always show whether the type of building is permitted in the zone: **dark green means ‘yes’, light green/grey means ‘no’.**

In the less likely cases that your land is not in any of these zones, you will need to contact the municipality for assistance or read the Land Use By-law.



Service Area Boundary (Water+Sewer) of the Municipality



Zoning Chart used in this Catalogue

Pick a Home Design for your Land

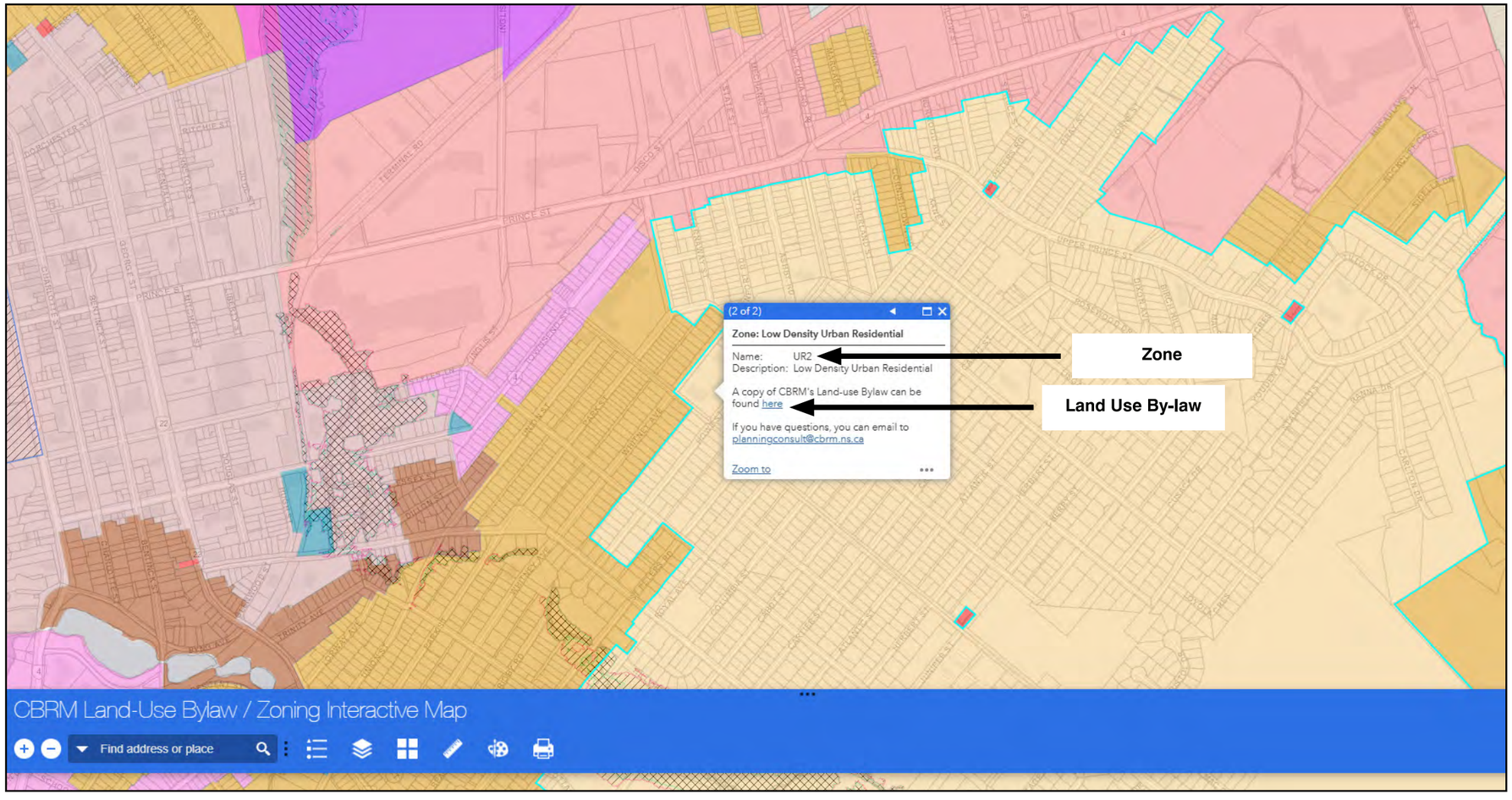
Know the zone of your land

The homes in this catalogue were designed to fit as many typical properties in the CBRM as possible, but that does not mean they will always fit. If a property shape is not a typical rectangle or very small, it is possible to run into issues.

When selecting a home design for your property, it is therefore a good idea to check on property line setbacks and lot coverage requirements of the Land Use By-law before going any further. These requirements are tied to the zoning of your property, so it is helpful to figure that out first.

You can check your property's zoning on the CBRM Zoning Interactive Map, to be found here. Properties can be found by entering an address in the search field of the blue panel, or simply by scrolling to the right spot on the map. Once you find your land, one click on the property will show the text field with the zoning information.

Follow the link to the Land Use By-law to review requirements for your zone in the PDF document on the web site.



Interactive Zoning Map from CBRM web site

Pick a Home Design for your Land

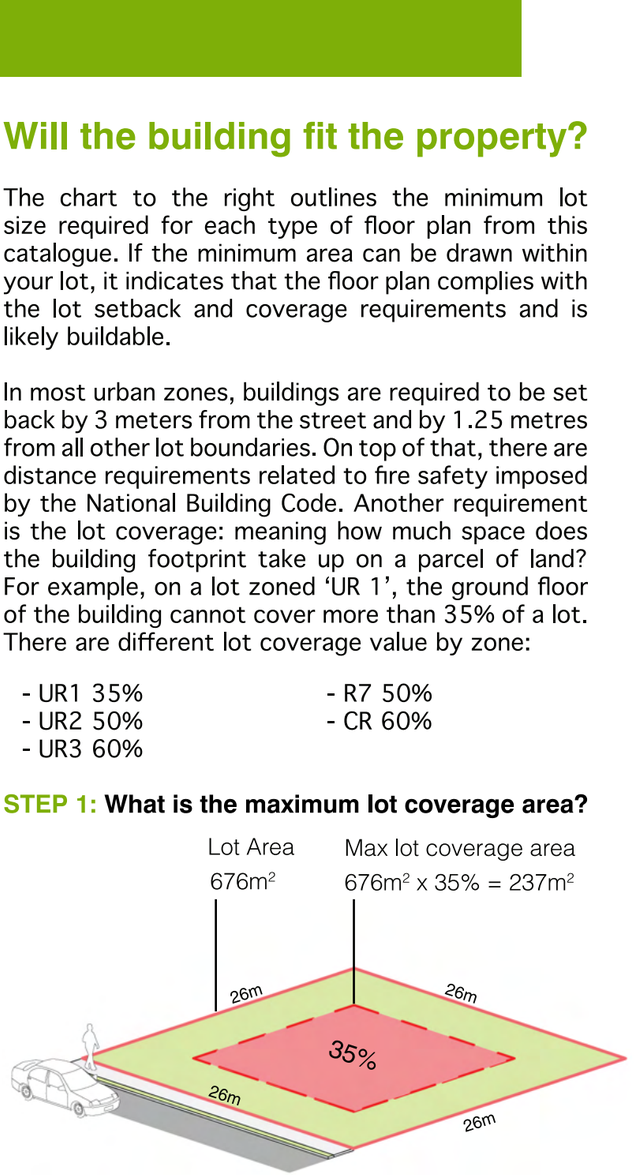
Will the building fit the property?

The chart to the right outlines the minimum lot size required for each type of floor plan from this catalogue. If the minimum area can be drawn within your lot, it indicates that the floor plan complies with the lot setback and coverage requirements and is likely buildable.

In most urban zones, buildings are required to be set back by 3 meters from the street and by 1.25 metres from all other lot boundaries. On top of that, there are distance requirements related to fire safety imposed by the National Building Code. Another requirement is the lot coverage: meaning how much space does the building footprint take up on a parcel of land? For example, on a lot zoned 'UR 1', the ground floor of the building cannot cover more than 35% of a lot. There are different lot coverage value by zone:

- UR1 35%
- UR2 50%
- UR3 60%
- R7 50%
- CR 60%

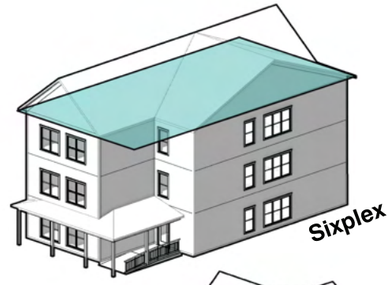
STEP 1: What is the maximum lot coverage area?



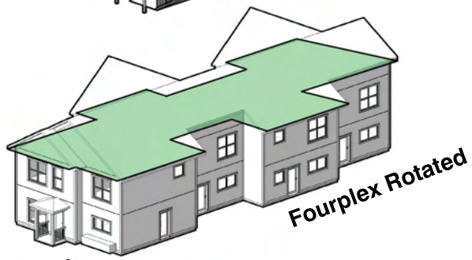
STEP 2: What is the lot coverage of the building design?

Roof Footprint Area

2,479 ft² (230.1 m²)

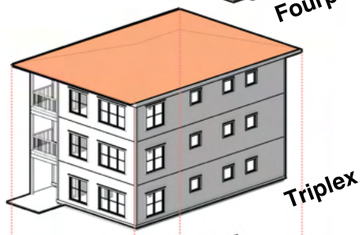


3,123 ft² (289.9 m²)

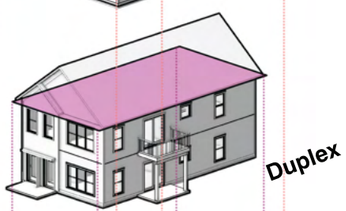


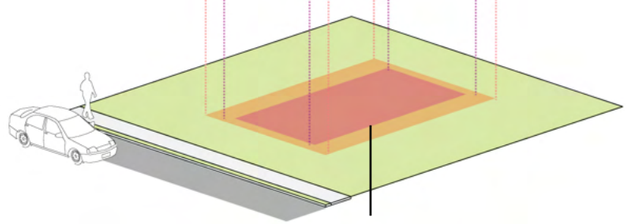
2880 ft² (267.3 m²)

1,880 ft² (174.4m²)



1,298 ft² (120.5 m²)





Footprints of a duplex, triplex and sixplex are below 237m² and could potentially work.

STEP 3: Which building can fit the lot including setback requirements?

Minimum buildable area required

In this example of a 26m by 26m property, only the duplex and triplex would fit.

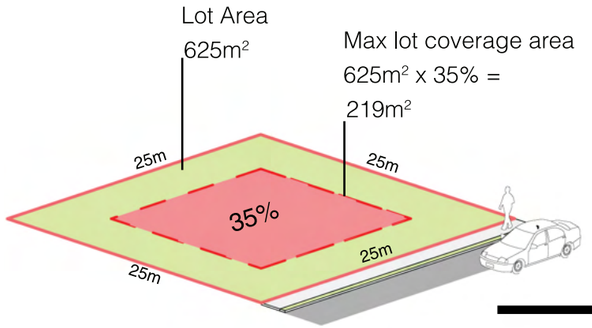
Pick a Home Design for your Land

Accessory Dwelling Unit (ADU)

WHAT IS AN ADU?
ADUs are small homes added to the backyard of a property, behind an existing home. These units are connected to services through the main home and allow for multi-generational living or rental income.

Just like regular homes, ADUs count towards the lot coverage requirement of your property. This means that if your current home covers 30% of your property, for example, you will need to make sure that adding an ADU will not go beyond the maximum lot coverage value permitted in the zone (see previous page).

STEP 1: What is the maximum lot coverage area?



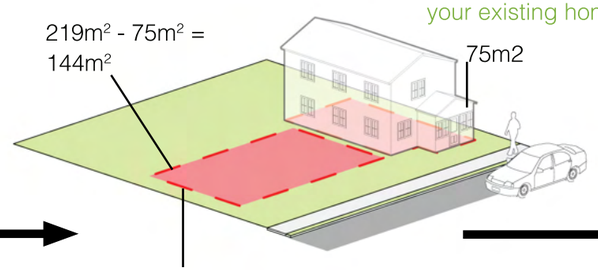
STEP 2: How much buildable area is left when you take away your current home's roof footprint from the maximum lot coverage?

Large **877 ft2 (88.7 m2)**

Small **693 ft2 (64.3 m2)**

Remaining max lot coverage area
219m² - 75m² =
144m²

Footprint Area of your existing home:
75m2



There seems to be enough area for a small or a large ADU, since each covers less than 144 m².

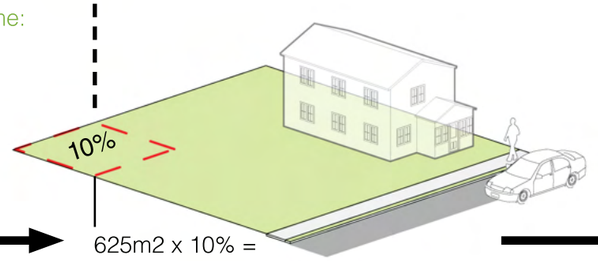
STEP 3: Check if the ADUs footprint is within 10% of your lot area?

62.5m2

Requires at least 887m² of lot area

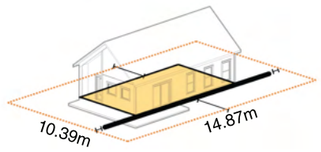
62.5m2

Fits 10% of lot area and is permitted.

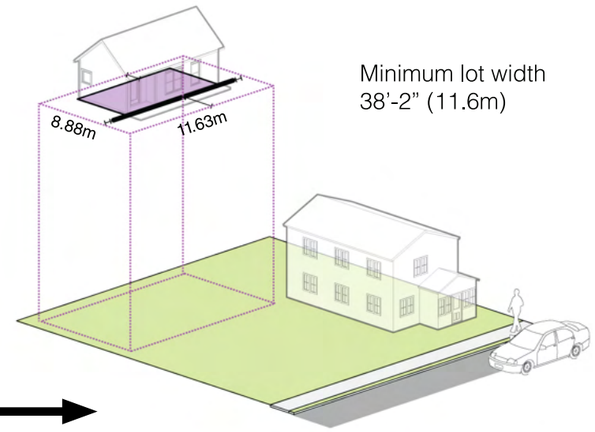


625m2 x 10% =
62.5m2

STEP 4: Make sure there is enough space on the lot to fit the ADU including its required setbacks.



Minimum lot width
53'-1" (16.2m)



Minimum lot width
38'-2" (11.6m)

Design Strategy

Flexibility and Variation

The designs in this booklet can be changed for different exterior materials, roof styles, and overall look. Anyone building a home in this booklet can pick their own fixtures and finishes. This means these designs can fit different budgets and match your personal style. On this page, you will find examples showing how the drawings in this booklet (in the middle) can be changed to be more affordable or to add functional and aesthetic improvements, resulting in a more polished home.

Throughout the booklet, there are different versions for some homes. For example, a different version might include a side entry location instead of a front entrance. In another home, there is a fully accessible version, allowing someone with limited mobility to live comfortably in the home.

Plans are available in two versions: net zero ready or a version that meets the minimum building code requirements.

A builder or designer can help you decide which option is best for you, taking into account your budget, timeline, site conditions, and other factors. Please keep in mind that making many of these changes may require an additional review of the plans by a CBRM building official.

MOST ECONOMICAL

This option features standard and affordable materials and construction methods. We have removed extra design details and simplified the roof structure to make it as cost-effective as possible. This version uses vinyl siding and integrated trims. Overall, this design is likely to be the least expensive option available.

AS SHOWN

This option is featured throughout the booklet for all homes. It still uses affordable materials and includes modest improvements for function and style.

Some examples of features in this version that are not in the most economical option include:

- Board and batten appearance siding
- A hip roof design
- Window trim that resemble historic styles
- Extra windows for more light and ventilation

REFINED

This option has some extra features like cedar shake siding and more windows, which make it look more polished and allow for more daylight to enter the homes. Using a natural cladding material can also make for a better fit in neighbourhoods with nearby historic buildings. Because of these upgrades, this version will probably cost the most to build and might also cost more to maintain over time.

Small ADU

Widely Permitted
Accessible Dwelling Unit

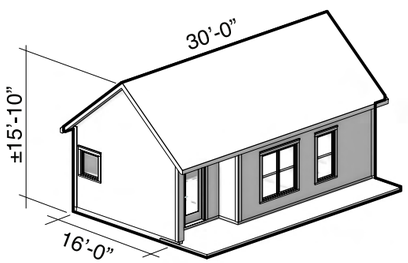
R7
UR1
UR2
UR3
CR[1]

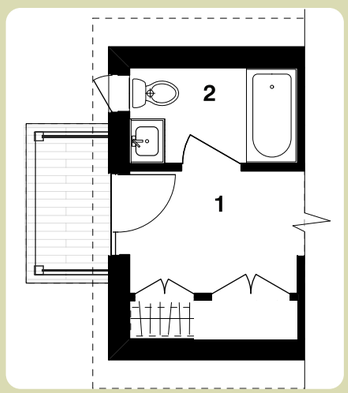
BUILDING OVERVIEW	
Unit Mix	1 - 1 Bed, 1 Bath
Gross Area (all floors)	455 ft²
Building Footprint	575 ft² (53.5 m²)
Living Space	375 ft²
Number of Stories	1
Type of Unit(s)	ADU
Building Frontage	30’-0”
Recommended Lot Width[2]	37’-10” (11.5m) min.
Developable Lots	16,687 (67%)

Description: This Accessory Dwelling Unit (ADU) is small and efficient, designed to fit in the backyard of a home. It’s great for having family members live nearby or for earning rental income.

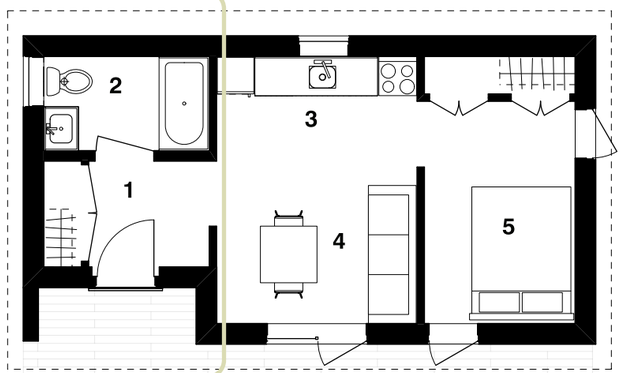
1. ADUs are permitted in CR if there is an existing dwelling. Note that in any zone, ADUs are only permitted on a lot that contains a one or two unit dwelling. That is, ADUs are not permitted on a lot with a multi-unit building such as a triplex.

2. Side yard setback of 1.2m on both sides, see definition of recommended lot width on p. 2 for more information. Note minimum setback permitted by Land Use By-law is 1.25m for a stand-alone building. If this ADU was built as the only building on the property, the lot width would have to increase slightly.





FLOOR PLAN (SIDE ENTRANCE VERSION)



LEGEND:
1. Entry
2. Bathroom
3. Kitchen
4. Living Room
5. Bedroom

FLOOR PLAN

Large ADU

Larger Accessory Dwelling Unit

R7
UR1
UR2
UR3
CR[1]

BUILDING OVERVIEW	
Unit Mix	1 - 2 Bed, 1 Bath
Gross Area (all floors)	710 ft²
Building Footprint	918 ft² (85.3 m²)
Living Space	605 ft²
Number of Stories	1
Type of Unit(s)	ADU
Building Frontage	36’-0”
Recommended Lot Width[2]	48’-9” (14.9m) min.
Developable Lots (1.25m)	11,660 (47%)

Description: This Accessory Dwelling Unit (ADU) is slightly larger, but still efficient. It is designed for a backyard. It maximizes space within ADU size limits. The main version has two bedrooms, with one as an optional office or guest bedroom. The alternate version has one bedroom and is universally accessible. This ADU is ideal for larger households, couples, or people who work from home. Putting one of these in your backyard could let family members live nearby or help you earn rental income.

1. ADUs are permitted in CR if there is an existing dwelling. Note that in any zone, ADUs are only permitted on a lot that contains a one or two unit dwelling. That is, ADUs are not permitted on a lot with a multi-unit building such as a triplex.

2. Side yard setback of 1.2 and 2.7m, see definition of recommended lot width on p. 2 for more information. Note minimum setback permitted by Land Use By-law is 1.25m for a stand-alone building. If this ADU was built as the only building on the property, the lot width would have to increase slightly.

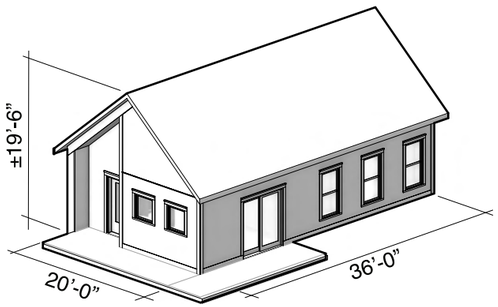
Large ADU

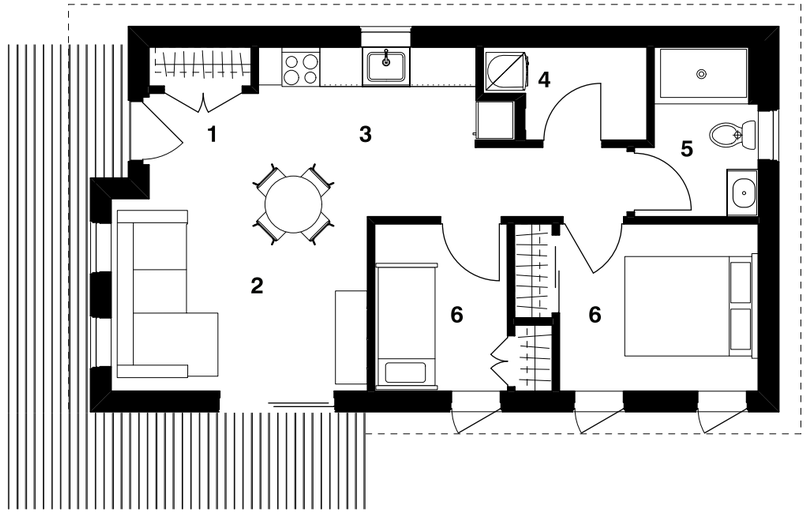
Larger Accessory Dwelling Unit

R7
UR1
UR2
UR3
CR*

ELEVATION (VIEW FROM MAIN HOUSE)

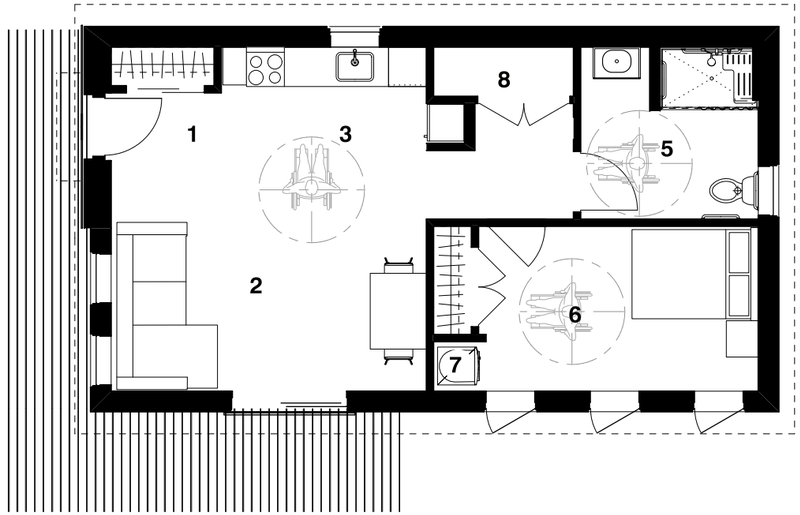
LEGEND:
1. Entry
2. Living Room
3. Kitchen
4. Laundry/Mechanical Room
5. Bathroom
6. Bedroom
7. Laundry
8. Mechanical/Storage





GROUND FLOOR PLAN

GROUND FLOOR PLAN (ACCESSIBLE VERSION)



Duplex

Two stacked flats

R7
UR1
UR2
UR3
CR

BUILDING OVERVIEW	
Unit Mix	2 - 2 Bed, 1 Bath
Gross Area (all floors)	2,220 ft²
Building Footprint	1,350 ft² (125.2 m²)
Living Space[1]	925 ft²
Number of Stories	2
Type of Unit(s)	Duplex
Building Frontage[2]	24’-0”
Recommended Lot Width[3]	59’-5” (18.1m) min.
Developable Lots	2,424 (62%)

Description: This building has two apartments, one on top of the other, with an inside staircase for the upper apartment. Each apartment has its own private outdoor area on the side. Stacking the apartments helps fit more units in a smaller space. There’s also a version where the apartment on the ground floor is universally accessible.

1. Living space (net area) does not include staircases even though they are technically contained within the unit.

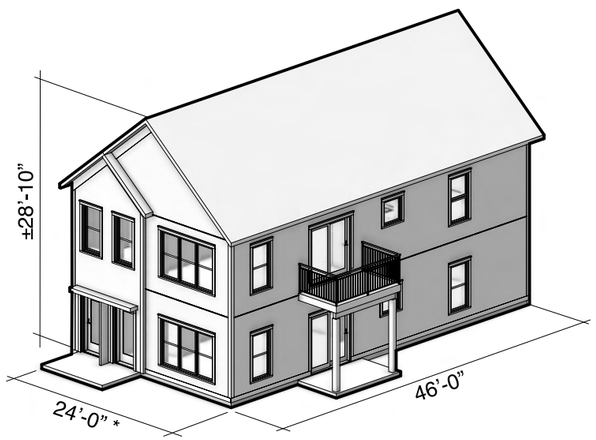
2. The accessible duplex is 2’ wider. All numbers indicated in the building overview are for the non-accessible version, they will increase if the alternate version is selected.

3. Side yard setback of 5.1 and 5.7m, see definition of recommended lot width on p. 2 for more information.

Duplex

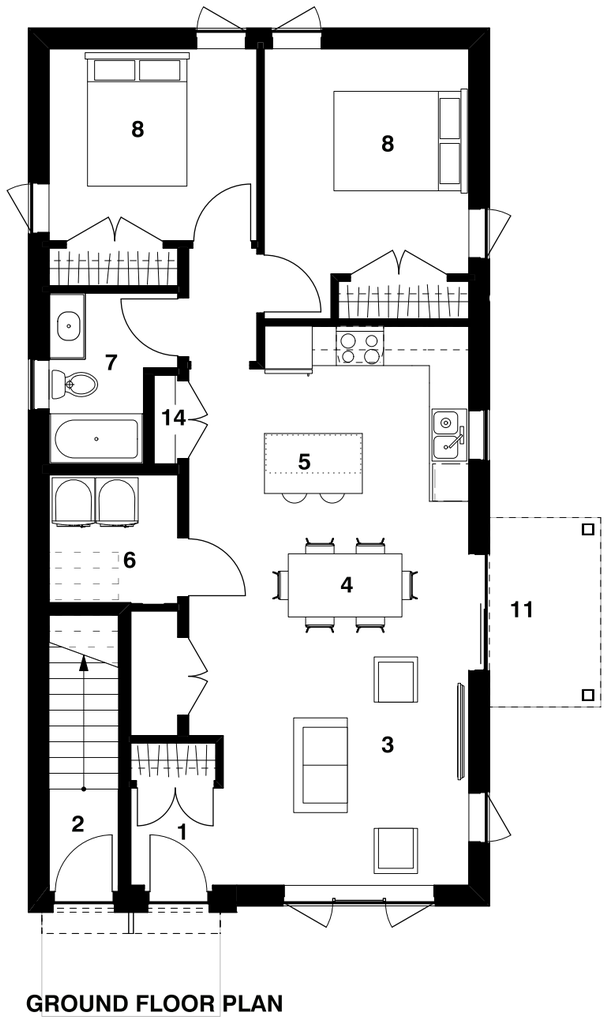
Two stacked flats

R7
UR1
UR2
UR3
CR

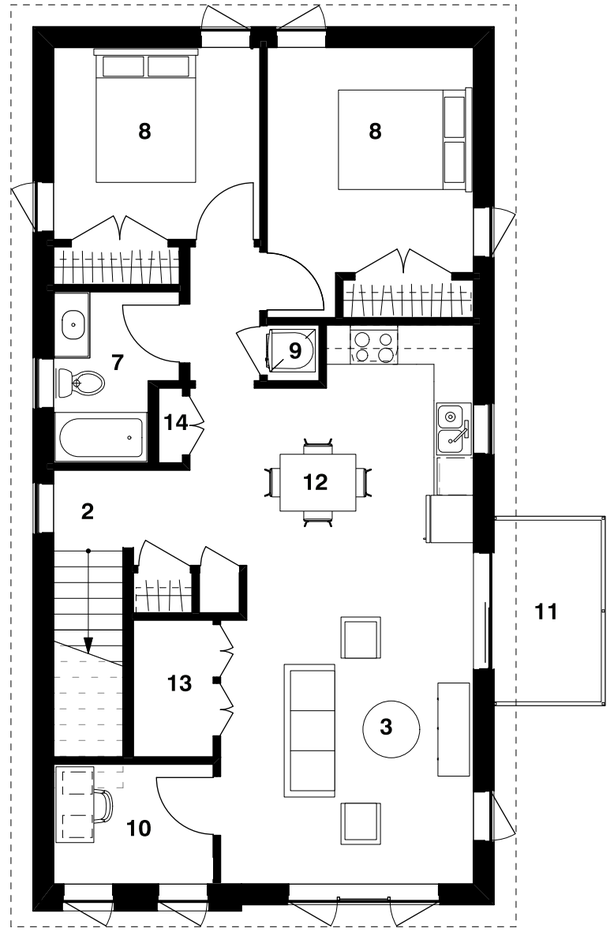


LEGEND:

1. Entry (ground unit)
2. Entry (second level unit)
3. Living Room
4. Dining Room
5. Kitchen
6. Laundry/Mechanical Room
7. Bathroom
8. Bedroom
9. Laundry
10. Office
11. Balcony/Patio
12. Eat-in Kitchen
13. Storage/Mechanical
14. Pantry



GROUND FLOOR PLAN



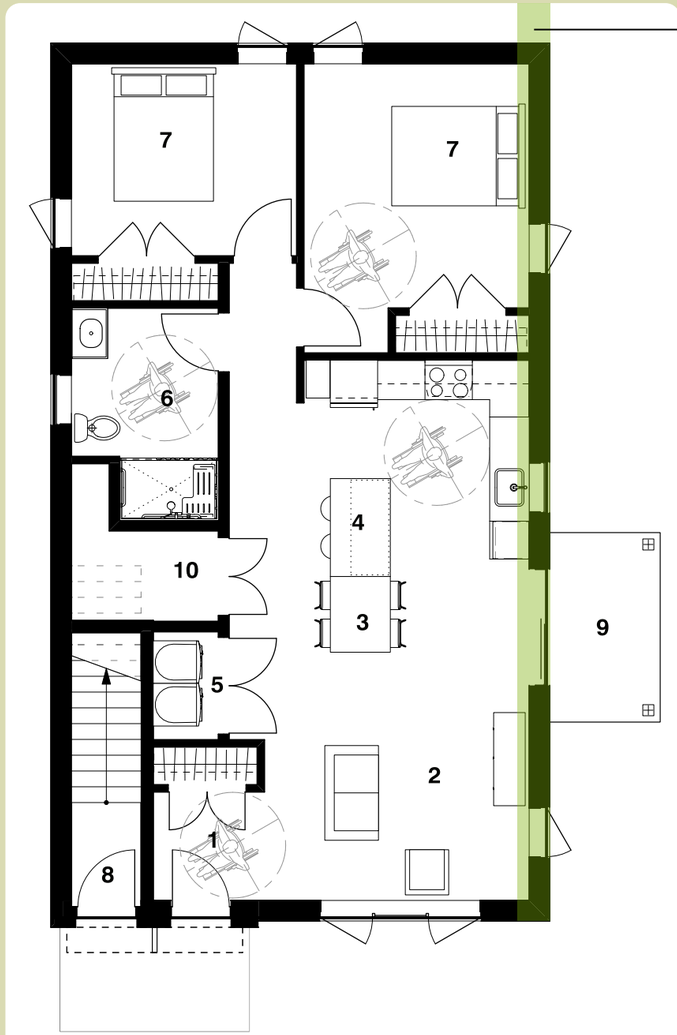
SECOND FLOOR PLAN

Duplex

Two stacked flats
Accessible Version

R7
UR1
UR2
UR3
CR

ELEVATION (FROM STREET)



+ 2’-0” (it’s bigger compared to non-accessible version)

GROUND FLOOR PLAN (ACCESSIBLE VERSION)

LEGEND:

1. Entry (ground unit)
2. Living Room
3. Dining Room
4. Kitchen
5. Laundry
6. Bathroom
7. Bedroom
8. Entry (second level unit)
9. Balcony/Patio
10. Storage/Mechanical

Triplex

Three stacked flats

R7
UR1
UR2
UR3
CR

BUILDING OVERVIEW	
Unit Mix	3 - 2 Bed, 1 Bath
Gross Area (all floors)	4,220 ft²
Building Footprint	1,880 ft² (174.7m²)
Living Space[1] (ground)	1,050 ft²
Living Space[1] (second)	1,085 ft²
Living Space[1] (third)	1,180 ft²
Number of Stories	3
Type of Unit(s)	Triplex - one unit/floor
Building Frontage	32’-0”
Recommended Lot Width[2]	96’-10” (29.5m) min.
Developable Lots	1,929 (49%)

Description: This building has three apartments stacked on top of each other, with inside stairs for the upper apartments. Each apartment has its own private outdoor space—a balcony for the upper ones and a back terrace for the ground floor. Stacking the apartments helps fit more units in a smaller space. All units have plenty of storage, especially the top floor one. Different design styles for this unit type are shown on page 4.

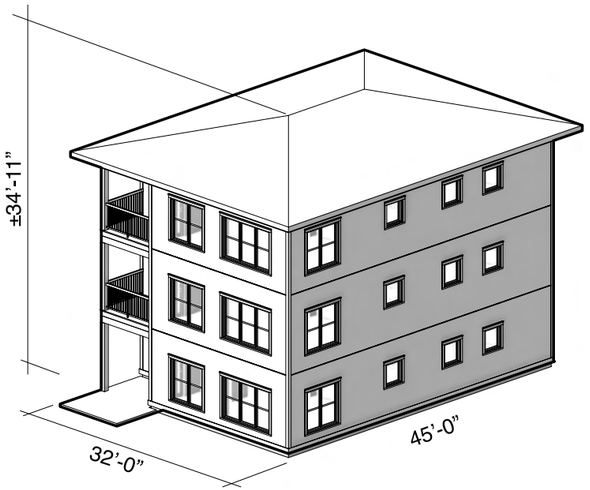
1. Net area for each unit does not include staircases even though they are technically contained within the unit.

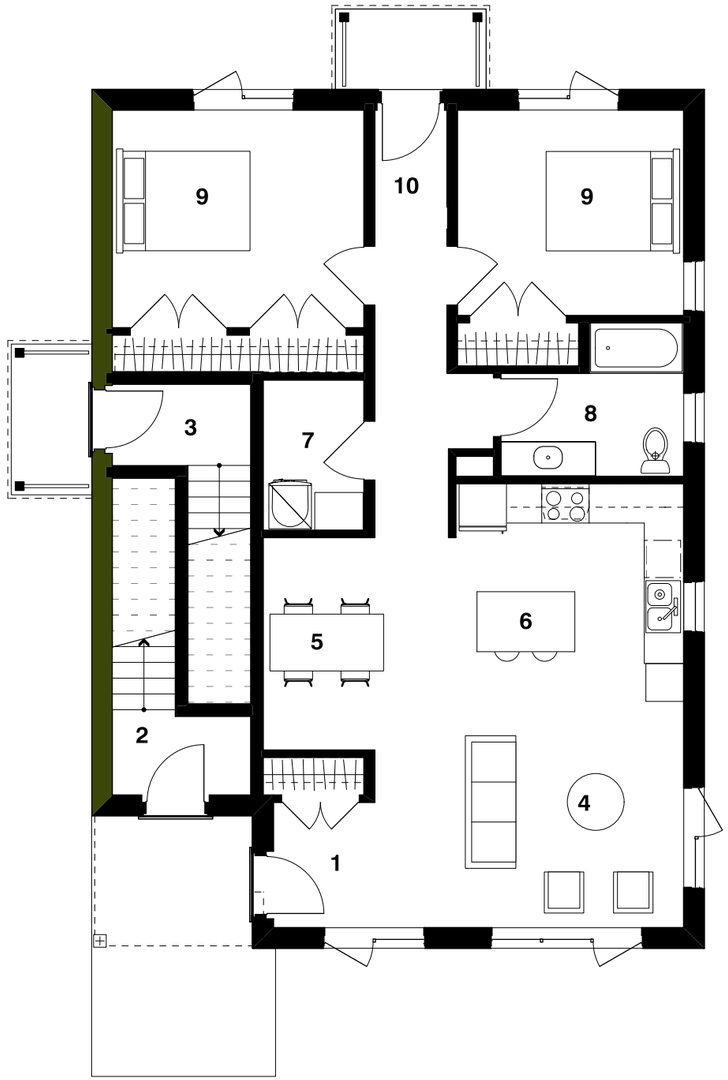
2. Side yard setback of 5.2 and 5.7m, see definition of recommended lot width on p. 2 for more information.

Triplex

Three stacked flats

R7
UR1
UR2
UR3
CR





GROUND FLOOR PLAN

AESTHETIC VARIATIONS

For the triplex, we looked at different style changes instead of changing how the home works. On page 4, you can see two more versions of the triplex. Besides the one shown here, there is a cheaper option (most economical) and another one with style upgrades (refined).

LEGEND:

1. Entry (ground unit)
2. Entry (second level unit)
3. Entry (top floor unit)
4. Living Room
5. Dining Room
6. Kitchen
7. Laundry/Mechanical Room
8. Bathroom
9. Bedroom
10. Back Door
11. Staircase to top floor unit
12. Office
13. Balcony

Triplex

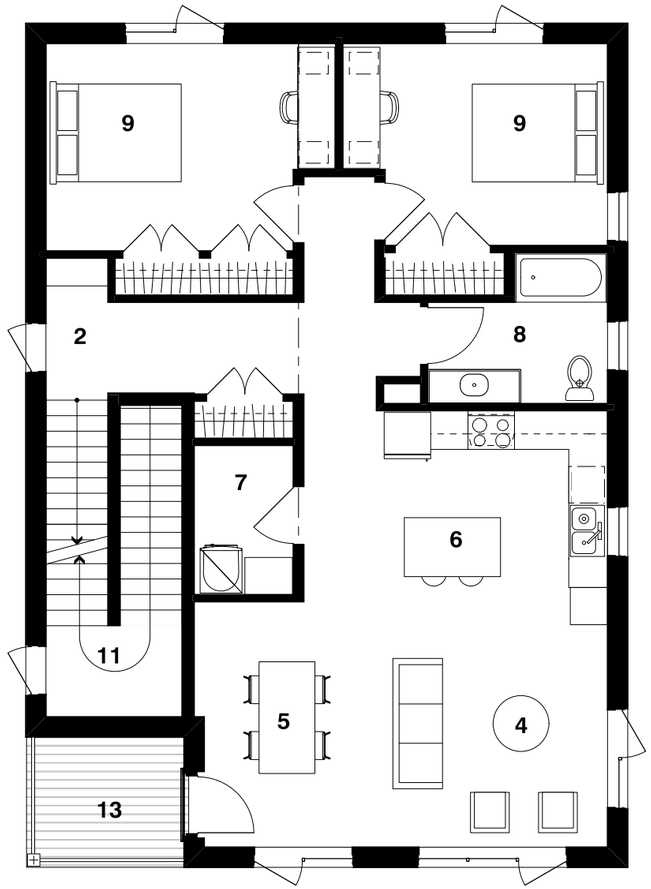
Three stacked flats

R7
UR1
UR2
UR3
CR

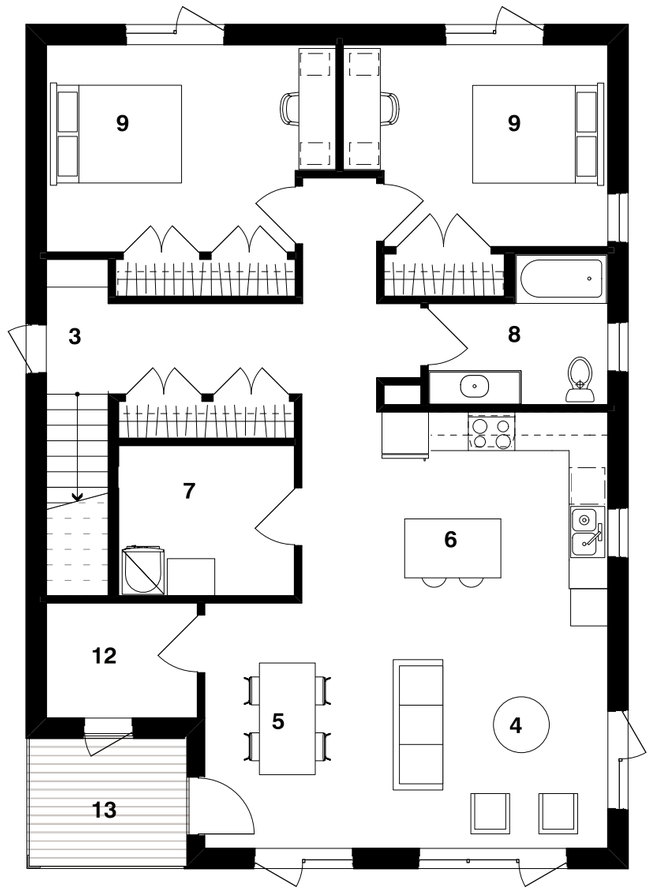
LEGEND:

1. Entry (ground unit)
2. Entry (second level unit)
3. Entry (top floor unit)
4. Living Room
5. Dining Room
6. Kitchen
7. Laundry/Mechanical Room
8. Bathroom
9. Bedroom
10. Back Door
11. Staircase to top floor unit
12. Office
13. Balcony

ELEVATION (FROM STREET)



SECOND LEVEL FLOOR PLAN



THIRD LEVEL FLOOR PLAN

Fourplex

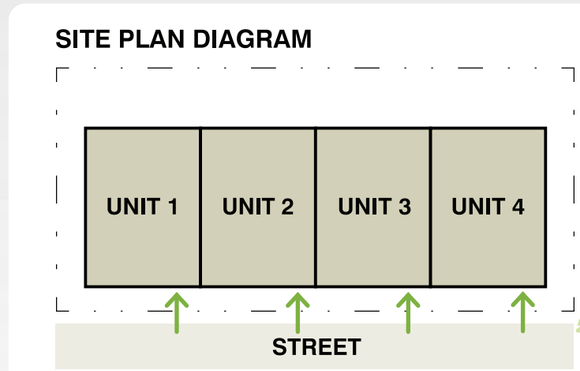
Townhomes

R7
UR1
UR2
UR3
CR

BUILDING OVERVIEW	
Unit Mix	4 - 3 Bed, 1.5 Bath
Gross Area (all floors)	5,280 ft²
Building Footprint	3,044 ft² (282.8 m²)
Living Space	1,140 ft²
Number of Stories	2
Type of Unit(s)	Fourplex - Townhome
Building Frontage	88’-0”
Recommended Lot Width[1]	97’-0” (29.6m) min.
Developable Lots	832 (21%)

Description: This fourplex is shown as a row of connected townhomes each with 3-bedroom units. It can also be built with fewer units, like a semi-detached duplex, or more, like 8, 9, or 10 in a row. Changing the number of units might require a plan review and other considerations. This building type can offer private outdoor spaces at the front and back of the house. The fourplex has the largest units of all the homes in this document

1. Side yard setback of 1.25 and 1.5m, see definition of recommended lot width on p. 2 for more information.

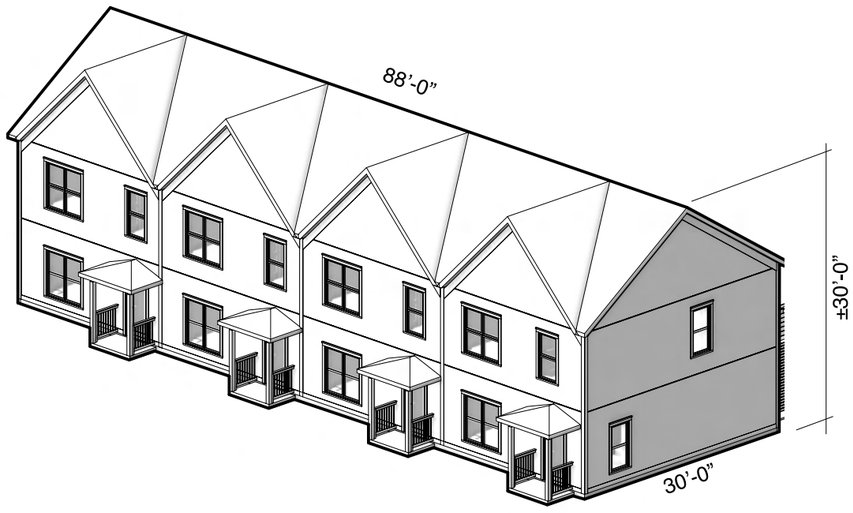


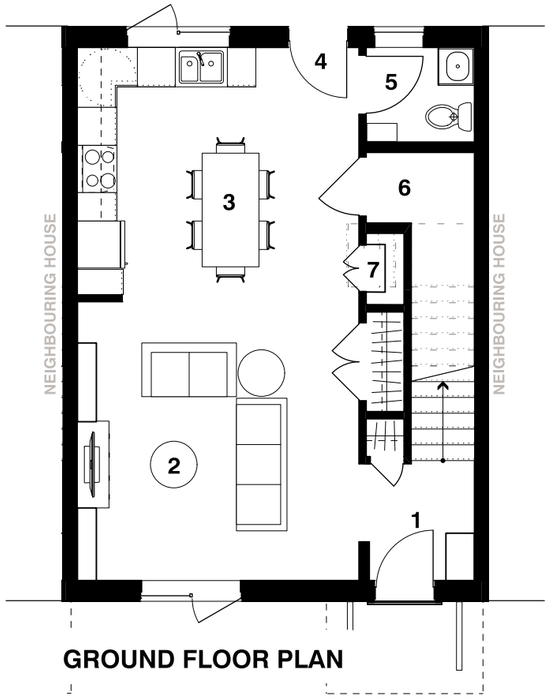
Fourplex

Townhomes

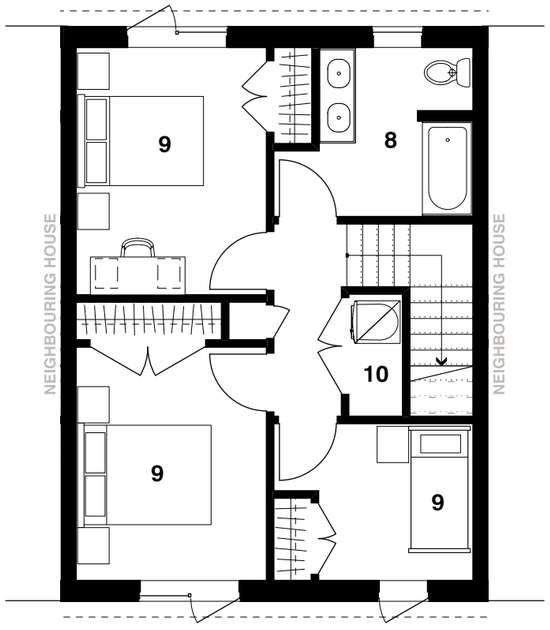
R7
UR1
UR2
UR3
CR

ELEVATION (FROM STREET)





GROUND FLOOR PLAN



SECOND FLOOR PLAN

LEGEND:

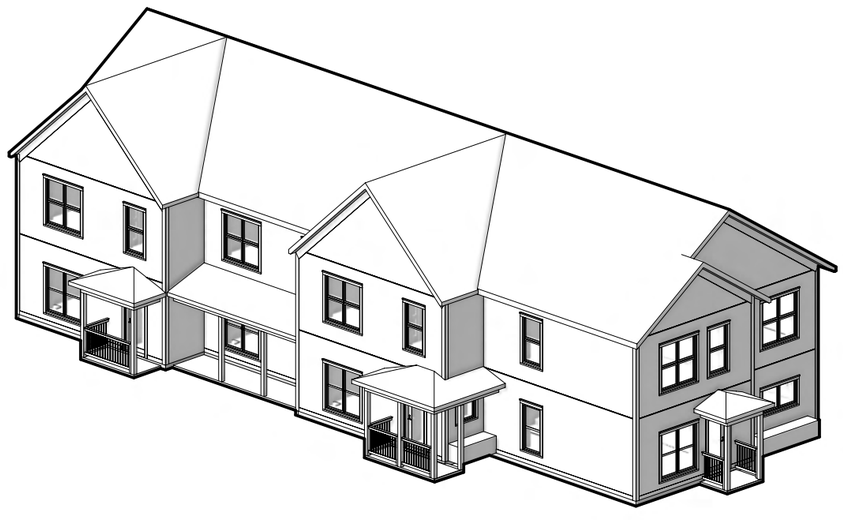
1. Main Entrance
2. Living Room
3. Eat-in Kitchen
4. Back Door
5. Half Bathroom
6. Storage/ Mechanical
7. Pantry
8. Bathroom
9. Bedroom
10. Laundry

Fourplex

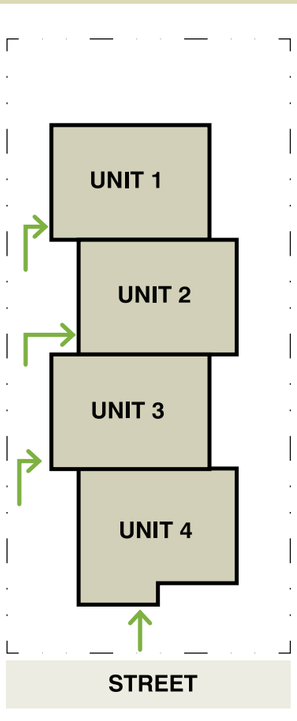
Townhomes
Rotated Version

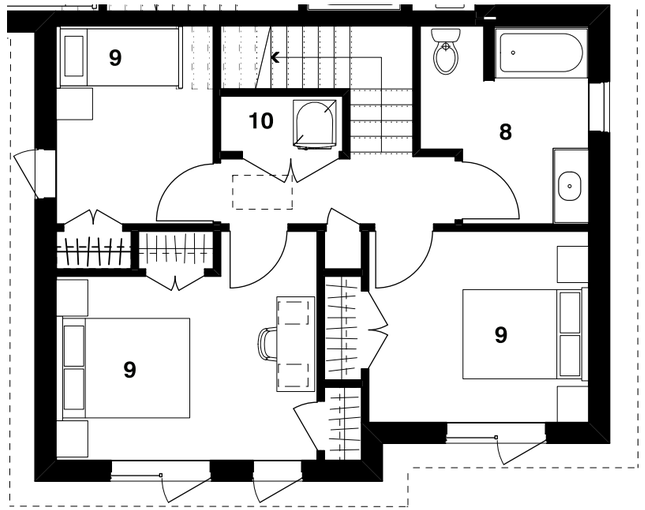
R7
UR1
UR2
UR3
CR

Description: The fourplex is wider than many lots. In this rotated version, we turned the building. The end unit (4) is changed to face the street, but the floor plans for the other units (1-3) stay the same as the plans shown on p. 15.

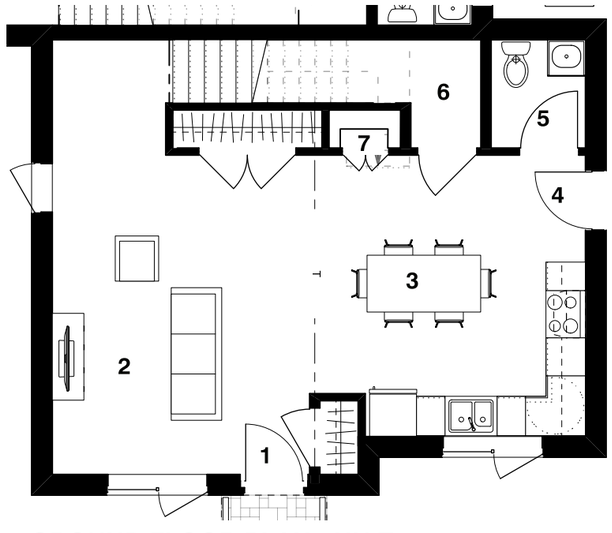


SITE PLAN DIAGRAM





SECOND FLOOR PLAN - UNIT 4



GROUND FLOOR PLAN - UNIT 4

LEGEND

1. Main Entrance
2. Living Room
3. Eat-in Kitchen
4. Back Door
5. Half Bathroom
6. Storage/ Mechanical
7. Pantry
8. Bathroom
9. Bedroom
10. Laundry

Sixplex

Walk-up Apartments

R7
UR1
UR2
UR3
CR

BUILDING OVERVIEW	
Unit Mix	3 - 2 Bed, 1 Bath 3 - 1 Bed, 1 Bath
Gross Area (all floors)	5,915 ft^2
Building Footprint	2,265 ft^2 (210.5 m^2)
Living Space (2 Bed)	845 ft^2
Living Space (1 Bed)	505 ft^2
Number of Stories	3
Type of Unit(s)	Sixplex - walk-up apartment building
Building Frontage	34’-0”
Recommended Lot Width	63’-6” (19.4m) min.
Developable Lots	1,819 (47%)

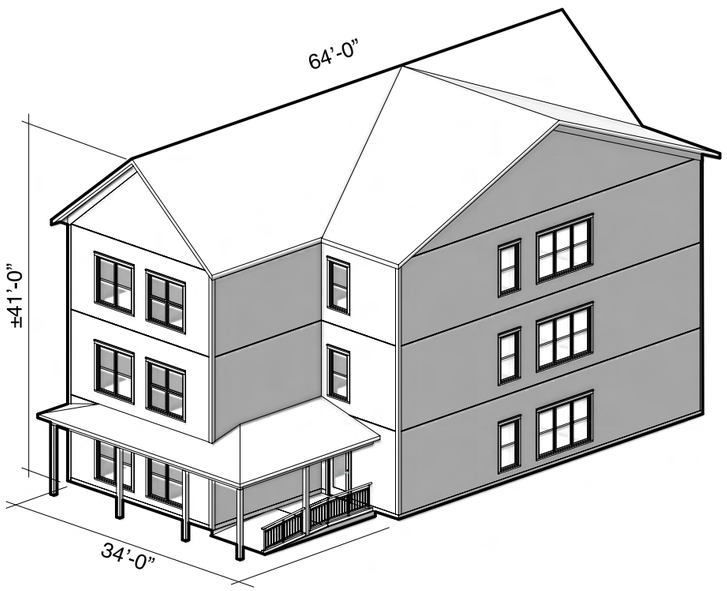
Description: This is a three-story building with a 2-bedroom and a 1-bedroom unit on each floor. There are two shared staircases that can be reached directly from each unit. The main staircase is bright and great for neighbors to meet and for storing bikes. The “back” door provides easy access if parking and garbage bins are at the back of the property. Stacking the units helps fit many apartments in a smaller space. This is the only building with single-bedroom units. The two-bedroom unit on the ground floor is universally accessible.

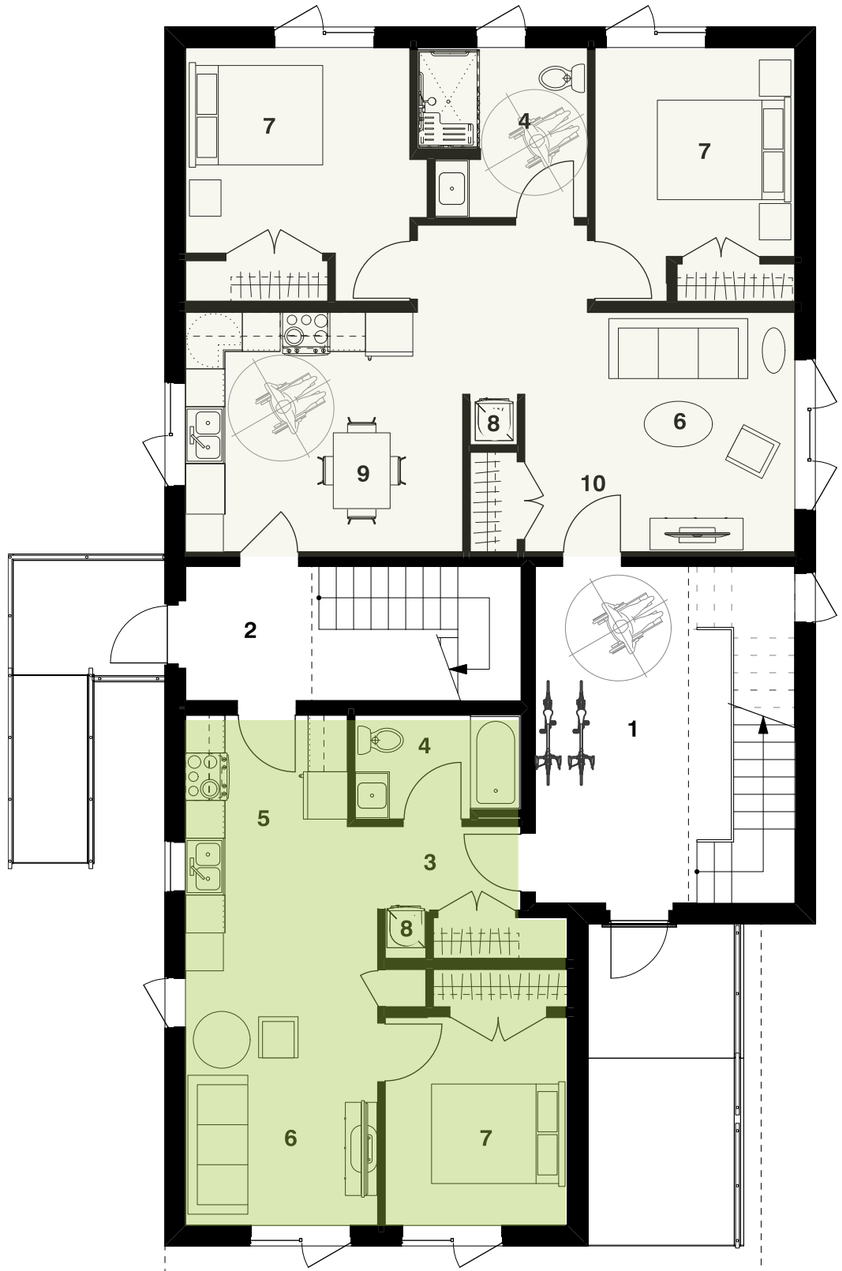
3. Side yard setback of 4.5m on each side, see definition of recommended lot width on p. 2 for more information.

Sixplex

Walk-up Apartments

R7
UR1
UR2
UR3
CR





GROUND FLOOR PLAN

LEGEND:

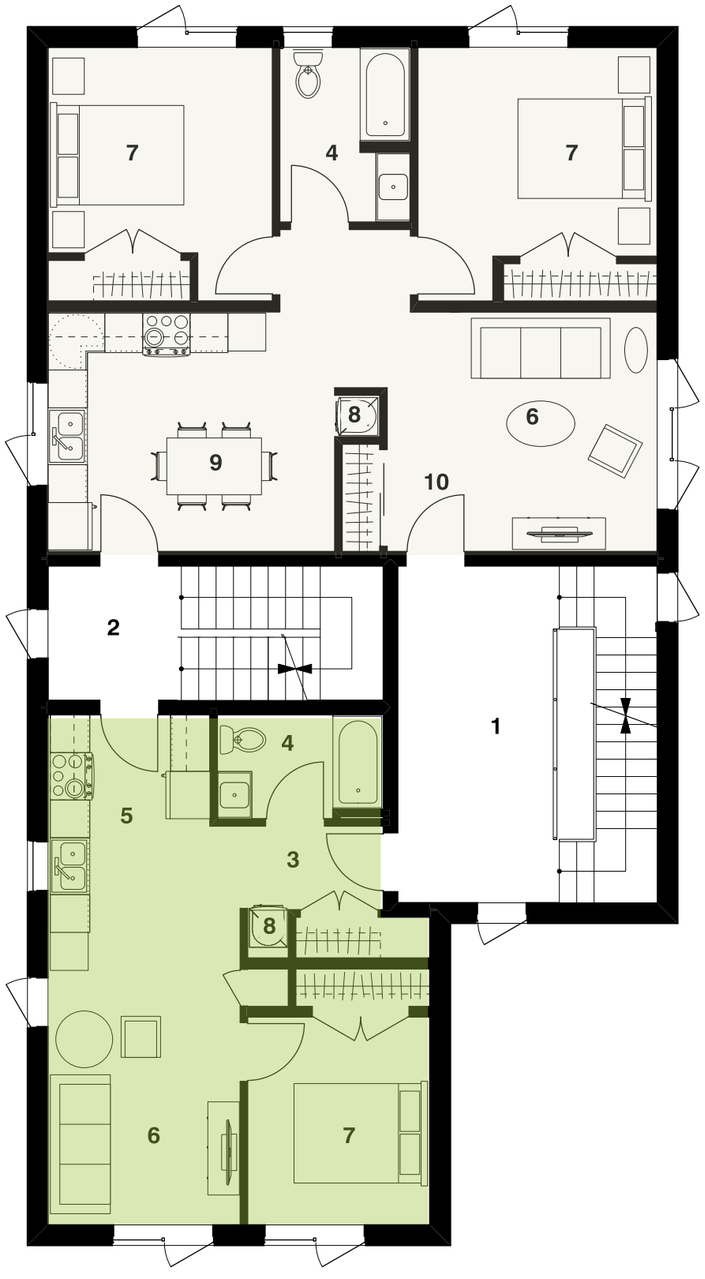
1. Main Entrance and Stair
2. Back Door and Stair
3. Entry (one-bedroom unit)
4. Bathroom
5. Kitchen
6. Living Room
7. Bedroom
8. Laundry
9. Eat-in Kitchen
10. Entry (two-bedroom unit)

Sixplex

Walk-up Apartments

R7
UR1
UR2
UR3
CR

ELEVATION (FROM STREET)



TYPICAL FLOOR PLAN (SECOND AND THIRD LEVEL)

LEGEND:

1. Main Stair
2. Back Stair
3. Entry (one-bedroom unit)
4. Bathroom
5. Kitchen
6. Living Room
7. Bedroom
8. Laundry
9. Eat-in Kitchen
10. Entry (two-bedroom unit)

Fitting In With The Surroundings

Observe what is around you

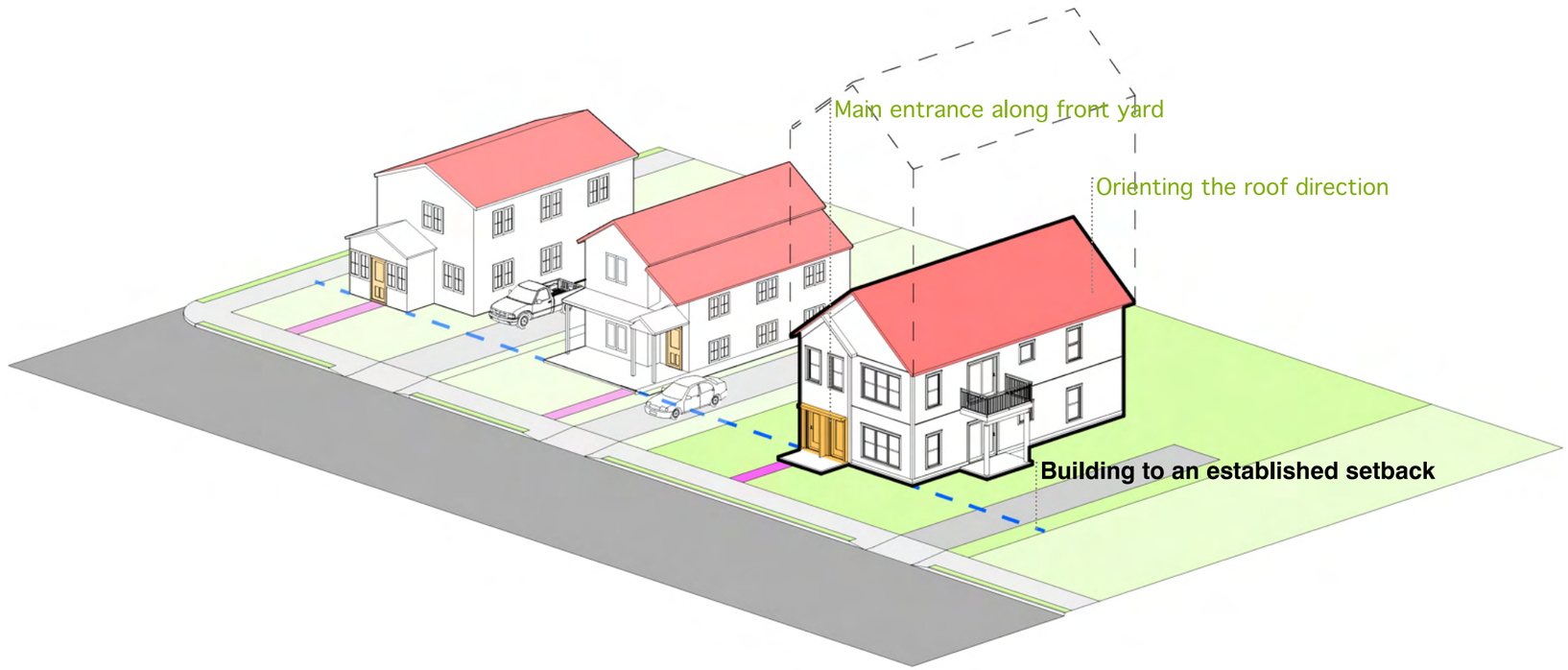
Some property owners would like their home to be different and stick out, and that is ok. However, many home property owners would like their home to fit the street and what's around it.

Making a home fit in does not mean that the home should look exactly like all the others, but there are some simple things to look out for when placing a new building on an established street.

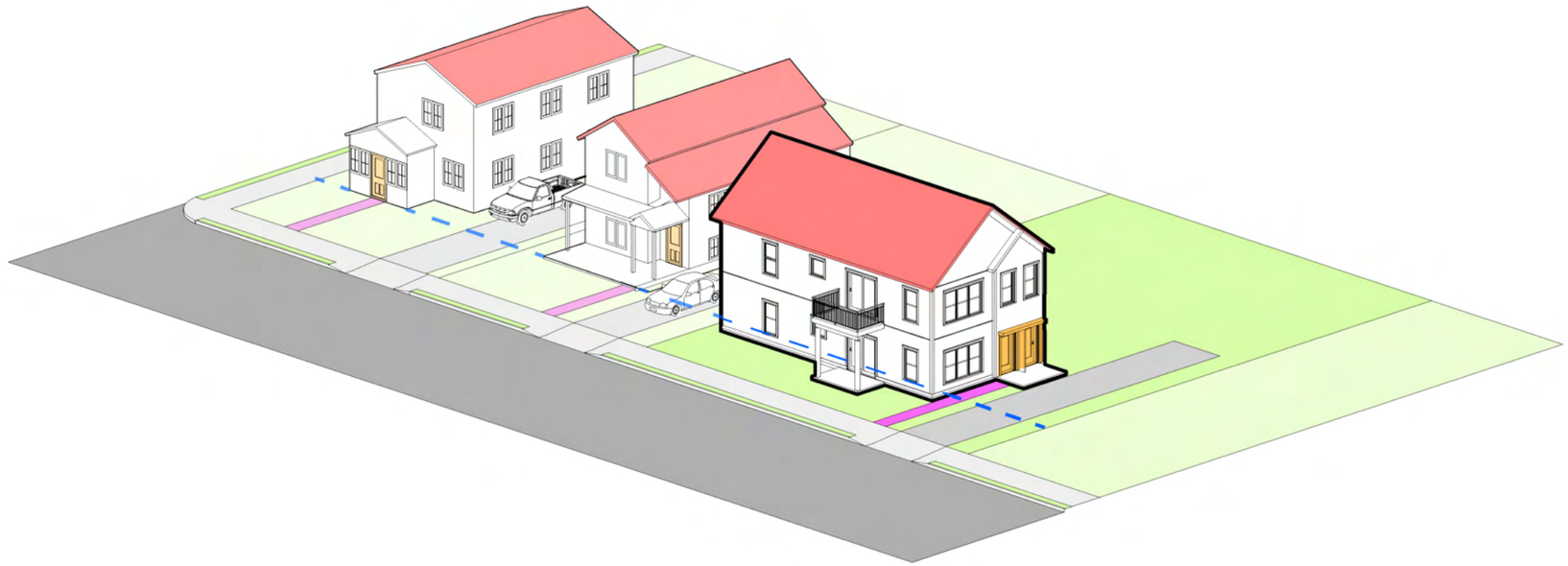
Arguably, a home that fits its context will look more in harmony with its surrounding. It will feel like a true Cape Breton home, even though it's new. It may be nicer to look at and possibly easier to sell one day.

If you are interested in exploring options to make your home design fit into your street and neighbourhood, the next pages have some guidance for you.

Fit in



Stand out



Fitting In With The Surroundings

Build to established setback

Place your home in locations that reinforce the existing character of the streetscape and neighborhood with respect to the existing pattern of setbacks.

Locate your home where the primary entrance and windows face a public or private street on front facades within the existing neighborhood to provide balance and uniformity of character.

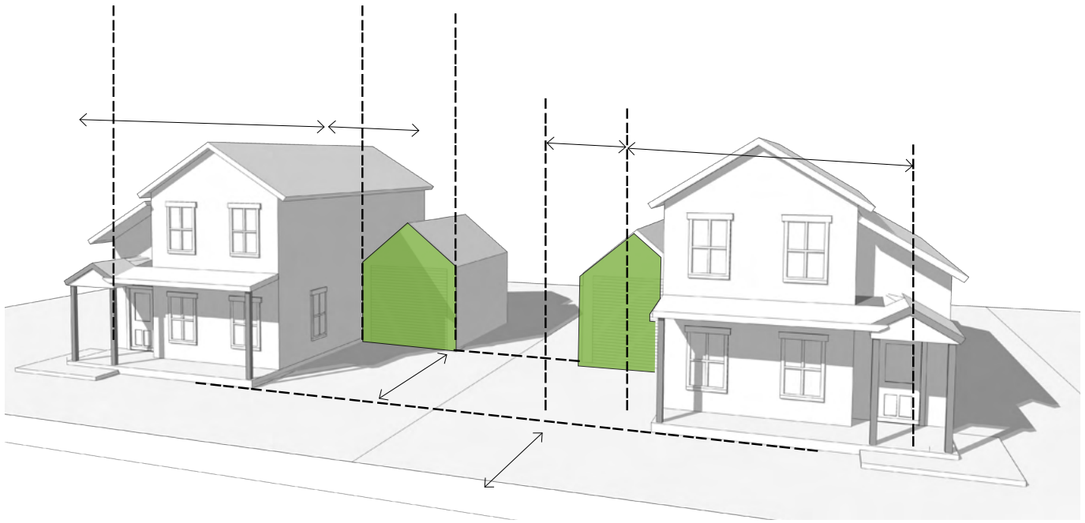
Respect rhythm of buildings

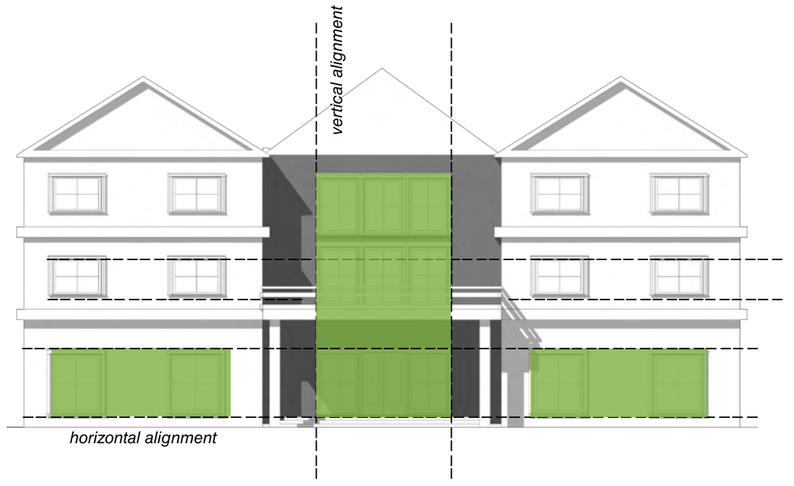
Have a look at how far building are typically spaced from one another on your street. Try to use similar setbacks and a similar alignment of the windows which face the street.

Driveways

Use an alley to access private parking at the rear and reduce curb cuts. This allows for a more consistent public streetscape dominated by porches, street trees, and landscaping instead of garage doors at the back and driveways.

Without an alley, the driveway and parking should be located to the side of the building to provide a public streetscape dominated by pedestrian-scaled structures like porches, stoops, and landscaping.





Fitting in with the Surroundings

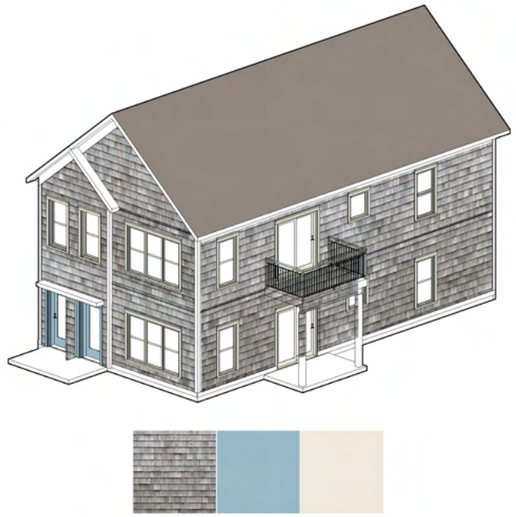
Colour

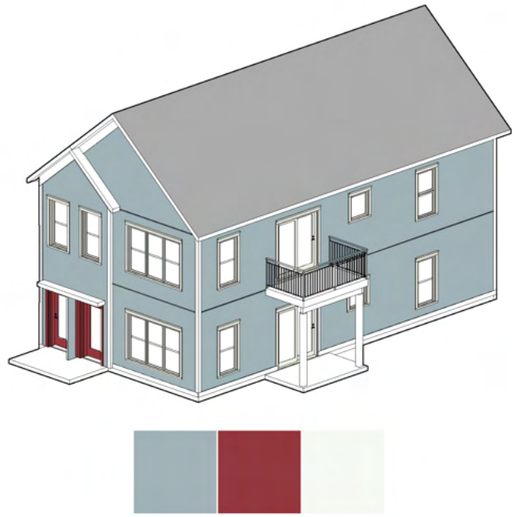
A colour palette is a collection or selection of colours that are used together to create a cohesive and aesthetically pleasing design. It helps establish harmony in buildings or neighbourhoods. A colour palette is meant to guide the choice of hues that work well together, complement each other, and contribute to the overall visual feel of the space.

A sharp home design would typically use 3-4 colours at the most, otherwise the colours may start to look a little cluttered. The chart on this page shows some colour palettes typically found in Cape Breton, which emphasize the local character. Especially when planning for a project in one of the older areas of Cape Breton's communities, you may want to consider using something similar to what is shown here.

The existing colours of the houses found in your neighbourhood can also help to form your colour palette. This helps ensure your house fits within the local aesthetic and looks visually harmonious with the surroundings.

Some homeowners might choose to blend in by picking colours that match the prevailing palette of the area. Others may want to stand out, so they might opt for contrasting or bold colors within the same family (e.g., shades of blue or green) while still respecting the neighbourhood's general vibe.

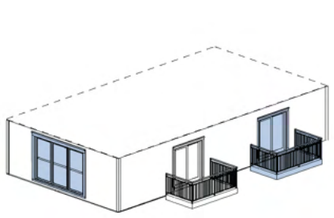




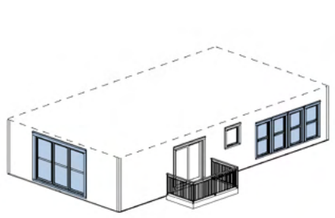
Find a Designer to Customize

Customize beyond fast-tracked permits

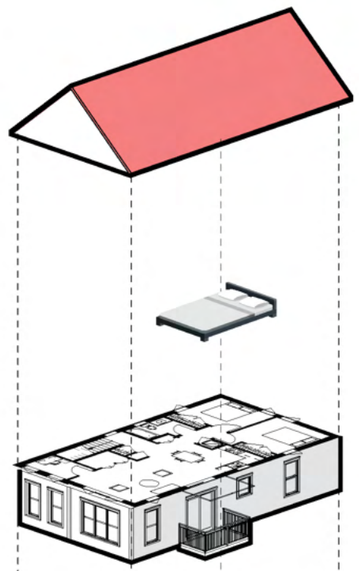
While the purpose of this catalogue is to provide property owners with home options that are already fully reviewed by the municipality and ready for permits, there is always the possibility to make changes to the plans by a professional. This will turn your project simply into a ‘regular’ application for a building permit, but it will be a rather small job for a designer to e.g. add a front porch to a plan that is otherwise already checked.

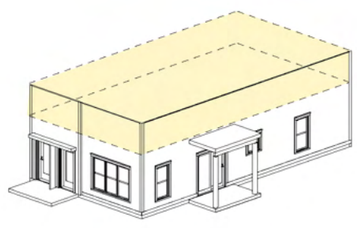


Add a door

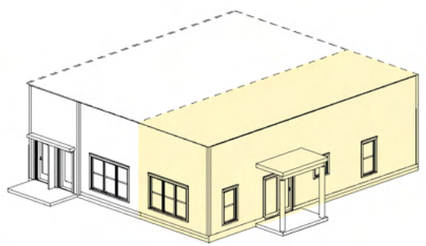


Changing the size of a window or door

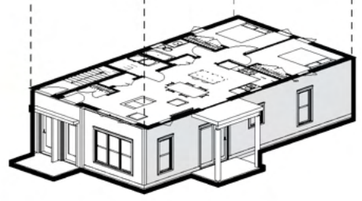




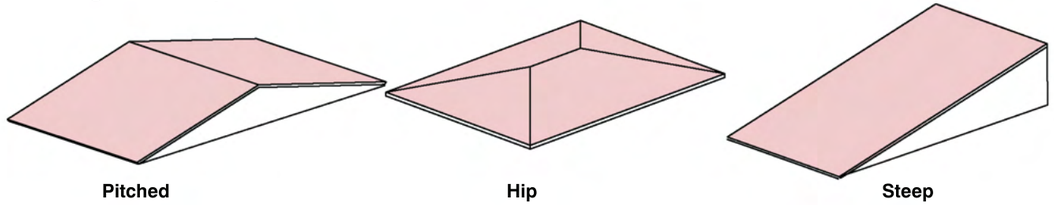
overall height of the building

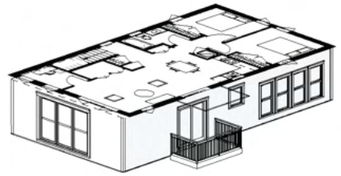


overall size or shape of the building

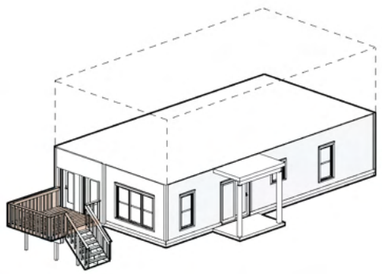


Change roof shape

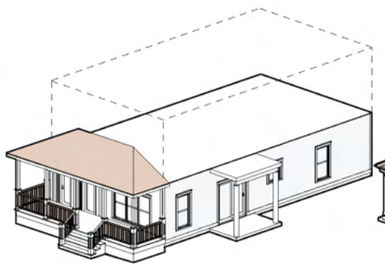




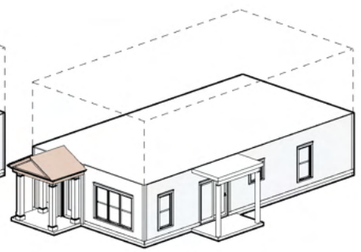
Change use of room



Adding deck



Adding porch

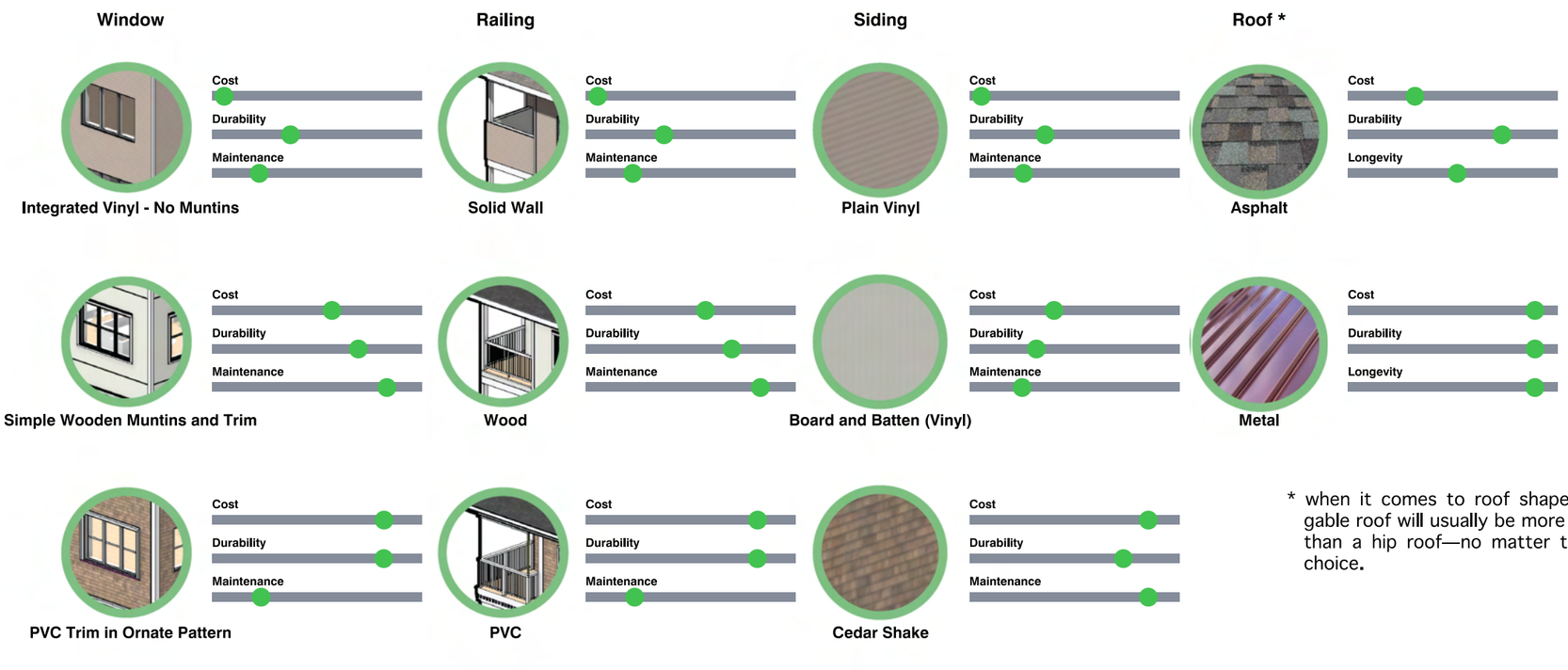


Adding roof dormers

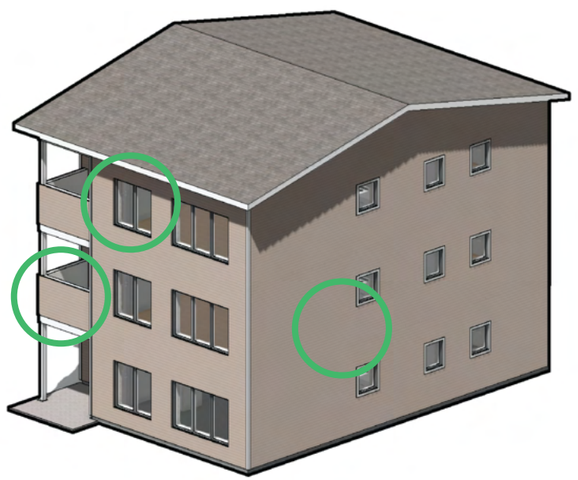
Customization by Budget

Make your choice!

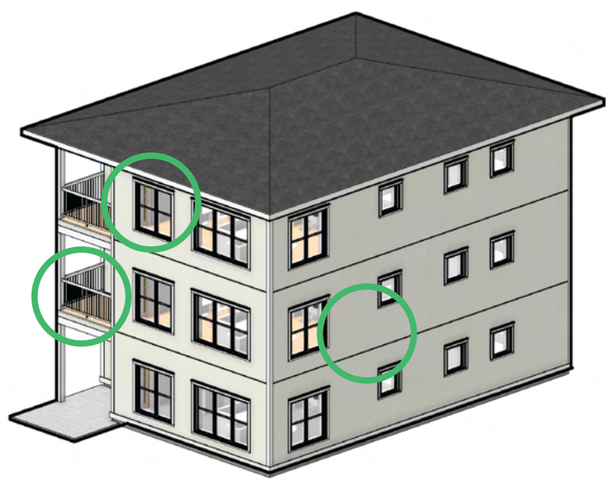
Design choices for your home plan do not only affect the fit into your neighbourhood but also your budget. There are almost endless opportunities to customize your home design. Some minor alterations such as changing the type of window trims will not affect the fast-tracked status of the home plan. Other customizations such as changing the roof shape may trigger a redesign and an additional review by a CBRM Building Official, but the amount of work to change an otherwise familiar building plan should be reasonable.



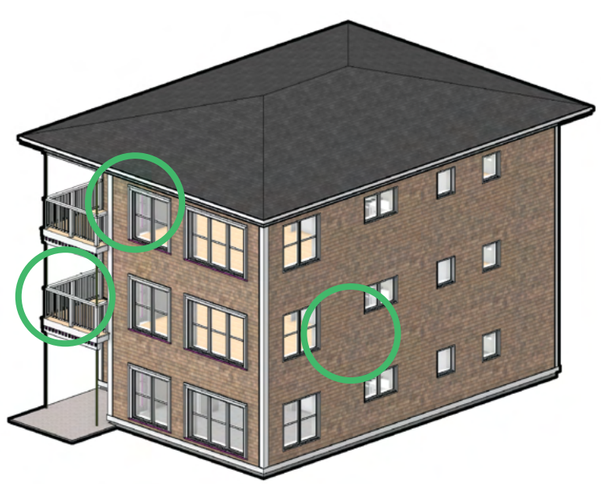
* when it comes to roof shapes, a simple gable roof will usually be more economical than a hip roof—no matter the material choice.



Economical



As Shown



Refined