

The ION Modeling Project

September 2021

Modeling of 25 years of change and intensification in Ottawa's neighbourhoods

Intensification in Ottawa's Neighbourhoods (ION) is a project undertaken by Rosaline J. Hill Architect Inc. and Walkable Ottawa, in support of the City of Ottawa's work to make our neighbourhoods more walkable, diverse, affordable and ecologically responsible communities.

ION modeling will revolutionize the way we understand our neighbourhoods, allowing us to test ideas for renewal and growth through simulation.

ION modeling is grounded in the principles of walkability, equity and simple form based regulations that have been introduced in the draft Official Plan. ION will not model and simulate all the regulatory frameworks described in the draft Official Plan as its language is imprecise and proposals are too complex to be modeled.

ION modeling will demonstrate what's possible for the future of our neighbourhoods and our city, a path forward that:

- Retains existing valued neighbourhood characteristics including traditional building heights, sizes and spacing
- Transitions existing neighbourhoods to become delightfully walkable and complete communities in which residents can enjoy a safe and easy walk to most daily destinations
- Meets housing need for our growing population
- Roles back the clock on housing affordability
- Houses a greater diversity of households in neighbourhoods including larger multi generational households, smaller households, aging adults and single parent households
- Retains landscaped areas for tree roots and managing extreme rainfall events
- Reduces our emissions at no cost
- Improves health outcomes for all residents
- Provides a clear idea of how to move forward together



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ION is supported by The People's Official Plan for Climate Emergency because it provides a path to transition existing communities to be more sustainable.

"This is a way forward that should become Ottawa's new normal for managing growth."

Paul Johanis, People's Official Plan and Greenspace Ottawa

ION is supported by leaders within community groups because it brings clarity and sets the stage for collaborative problem solving.

"We need modelling now, to understand how intensification and other city-building policies will impact our neighbourhoods. Without it, we are really just flying blind."

Carolyn Mackenzie, Chair of Glebe Planning Committee,
Planning Advisory Committee Member

ION is supported by members of the housing development industry because it is a simulation that sheds light on the development realities they face every day.

"We need a variety of housing options to meet need, as well as to foster neighbourhoods' diversity and protect housing affordability. Let's model and understand new ideas using a tool box of solutions."

Robert Haslett, Haslett Construction

ION is supported by environmental and climate change advocates because it demonstrates solutions in a time of crisis.

"...a healthy path forward to combat both Climate and Housing Emergencies."

Joan Freeman, Board Member of Community Association for Environmental Sustainability

Walkable Ottawa is a mixed group of volunteers, working together to develop concrete solutions and a clear vision to transition Ottawa's neighbourhoods to more walkable communities. www.walkableottawa.ca

Rosaline is the founder of Walkable Ottawa. She has worked tirelessly over the past three years to understand neighbourhood development patterns and to collaborate in finding robust solutions. Working with Ecology Ottawa she has organized and facilitated workshops to analyze the transition to walkable communities at the neighbourhood level. She is also an active member of People's Official Plan.

Rosaline founded her architectural practice 10 years ago, with a focus on residential infill architecture. She works with developer clients providing expert advice on profitable residential infill development. She is an active member of the Urban Infill Council of the Greater Ottawa Home Builders' Association.

Rosaline is a mom, an urban cyclist and avid gardener. www.rjhill.ca