



Ruisseau Redistricting  
CN to IN

March 11, 2025



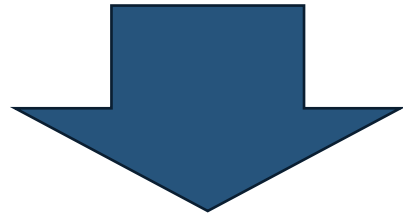
# “HELPING BUILD BETTER CITIES”

- Single-family homes
- Multi-family homes
- Community Development
- Commercial Development
- Building Materials Supply
- Property Management



## WHY WE WANT TO REDISTRICT?

CN (Conventional Neighborhood)  
Townhome Minimum Width = 6m (20ft)

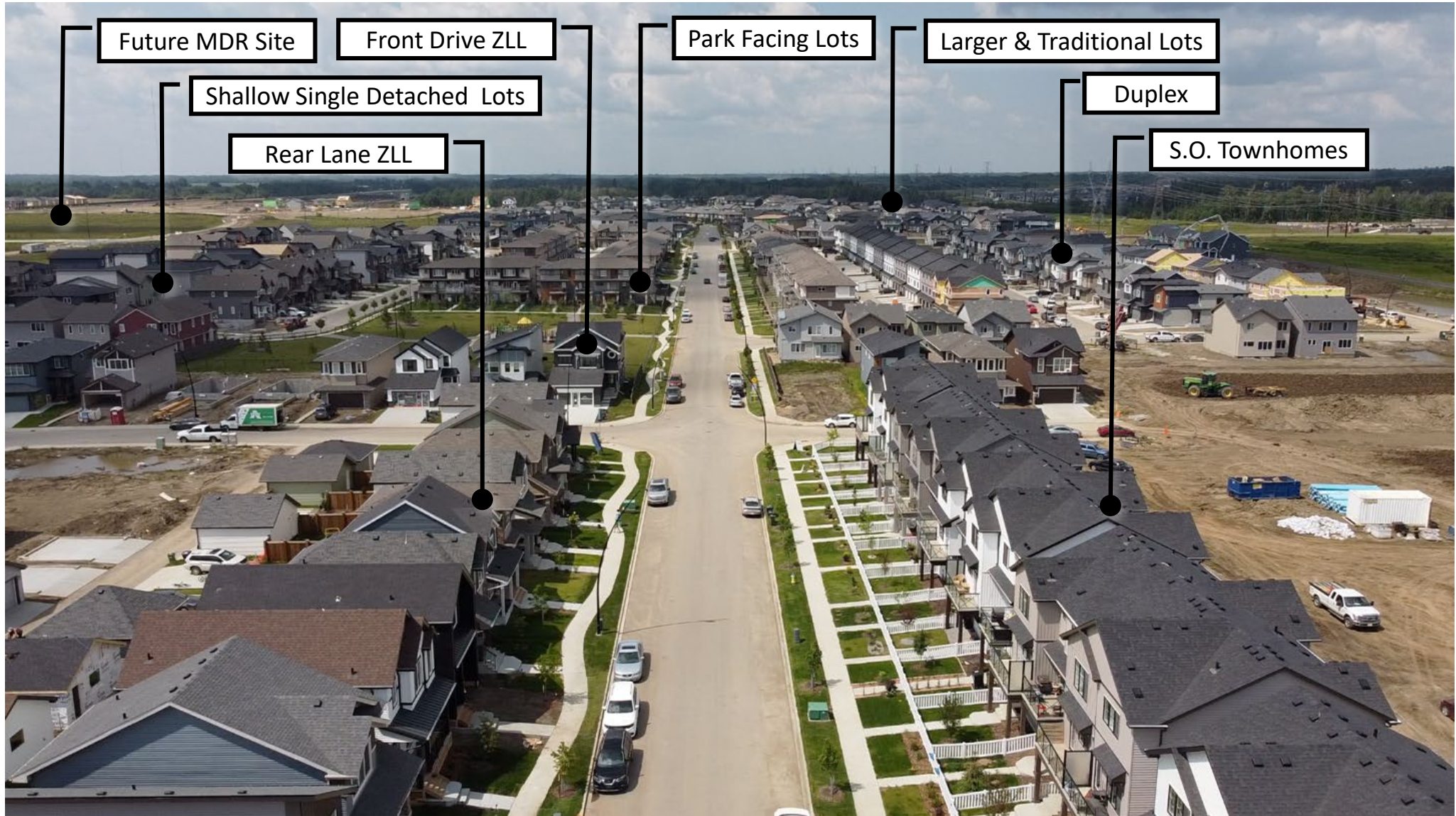


IN (Integrated Neighborhood)  
Townhome Minimum Width = 4.9m (16ft)

# Responding to Population Growth

- Evolving/Complete Communities
- Meeting Market Demand
- Attracting Investment

# EVOLVING NEIGHBOURHOODS



# Ruisseau Housing Types

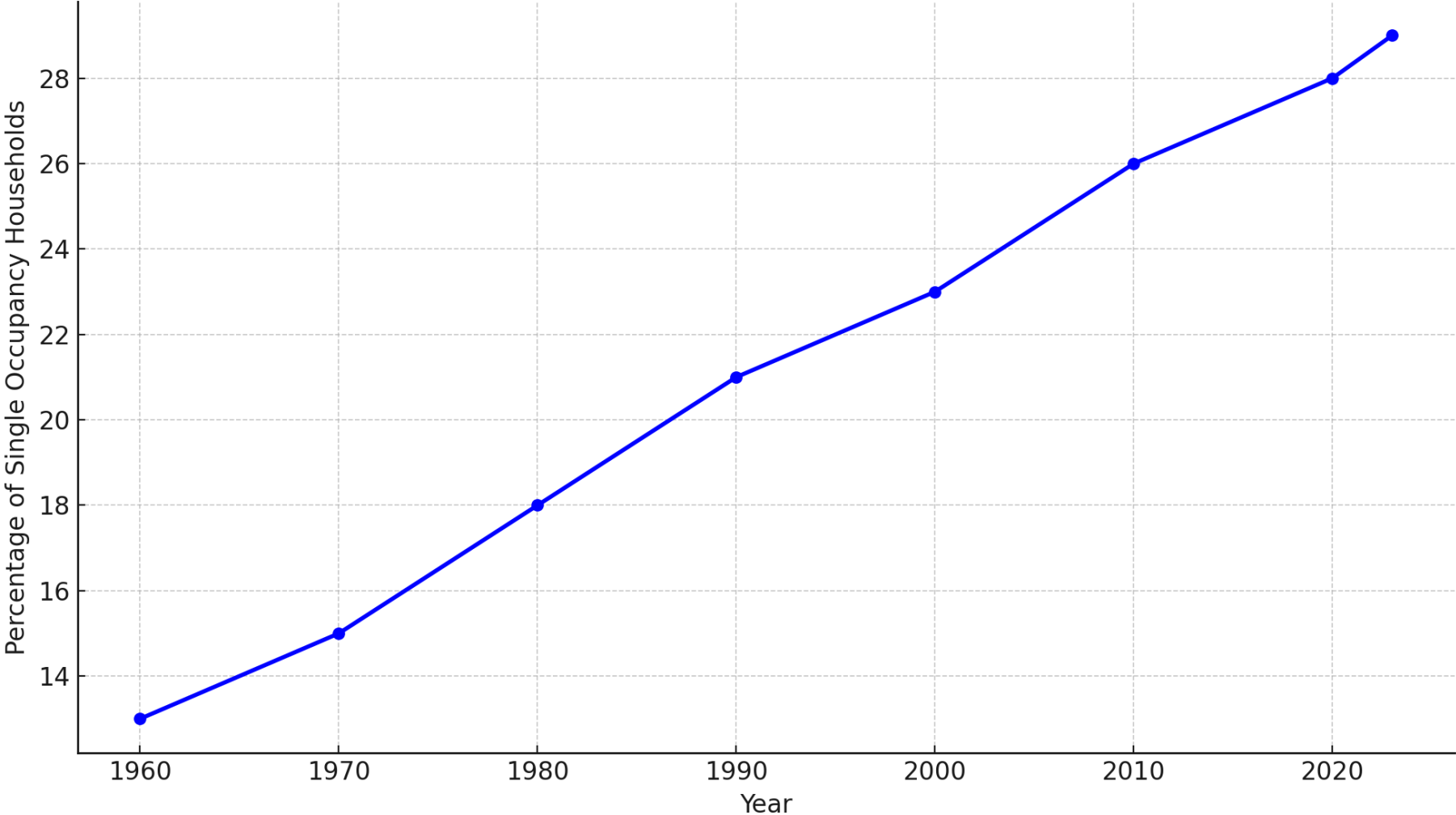


# High Demand For Compact Housing Forms

- Young Professionals, first-time buyers, smaller families looking for affordable, low-maintenance homes in desirable locations.

# MEETING MARKET DEMAND

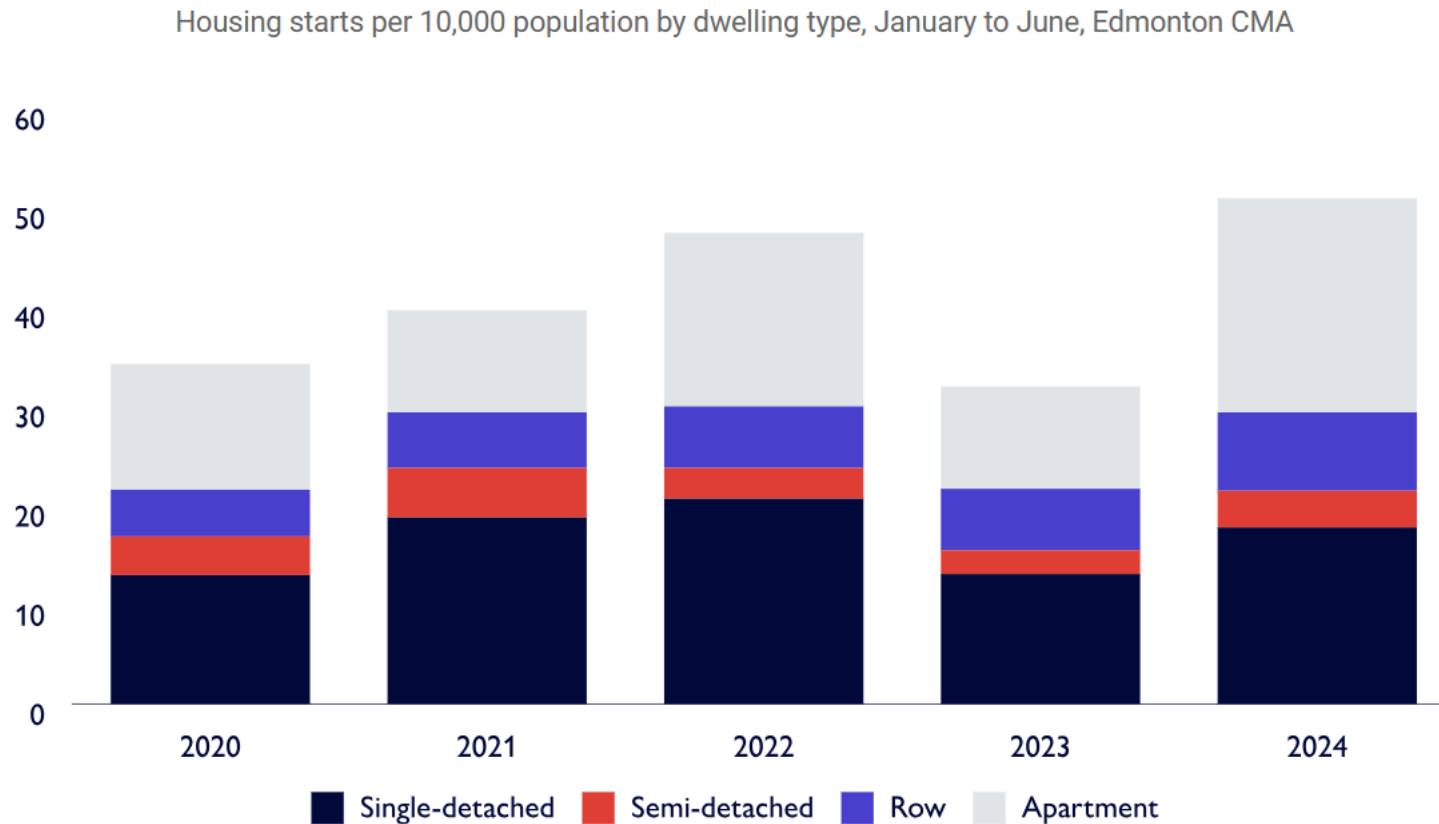
Trend of Single Occupancy Households in Canada (1960-2023)





# MEETING MARKET DEMAND

Figure 1: Housing starts per 10,000 population rebounded following a decline in 2023, with apartment units accounting for a higher share



Sources: CMHC, Conference Board of Canada; CMHC calculations.

“About 92% of all the apartments started were purpose-built rental units”

# AFFORDABILITY – Existing Product Types

House Type	Home Price	Down Payment	Mortgage Amount	Monthly Payment	Required Gross Monthly Income	Approx. Annual Income
Front Single Detached	\$655,000	\$40,500	\$614,500	\$4,210	\$13,156	\$157,872
Front SS	\$516,000	\$26,600	\$489,400	\$3,352	\$10,475	\$125,700
Rear SS	\$462,000	\$23,100	\$438,900	\$3,006	\$9,394	\$112,728
Rear Townhome 20'	\$425,000	\$21,250	\$403,750	\$2,767	\$8,647	\$103,764

# AFFORDABILITY – Proposed and Others

House Type	Home Price	Down Payment	Mortgage Amount	Monthly Payment	Required Gross Monthly Income	Approx. Annual Income
18' (5.48m)	\$379,950	\$19,000	\$360,950	\$2,469	\$7,717	\$92,604
16' (4.88m)	\$339,950	\$17,000	\$322,950	\$2,209	\$6,903	\$82,836
14' (4.26m)	\$314,950	\$15,750	\$299,200	\$2,047	\$6,396	\$76,752
12' (3.65m)	\$299,950	\$15,000	\$284,950	\$1,949	\$6,091	\$73,092
11' (condo only)	\$279,950	\$14,000	\$265,950	\$1,819	\$5,685	\$68,220

Not Permitted In CN Zone	
Not Permitted In CN Zone - Unmarketable	
Not Permitted In Beaumont	

# TOWNHOME DETAILS

Townhome Width	Square Feet	Bedroom	Bathroom	Parking	Price
11'	908	2	1.5	2	\$279,950
12'	1100	2 + Den	2.5	2	\$299,950
14'	1100	2 + Den	2.5	2	\$314,950
16'	1200	2 + Den	2.5	2	\$339,950
18'	1256	3	2.5	4	\$379,950

# WHY DOES THIS MAKE SENSE FOR BEAUMONT

- Sustainable Development
- Housing Diversity
- Economic Development

# SUSTAINABLE DEVELOPMENT

- Triple Bottom Line – Social/Environmental/Economic
  - Density
  - Efficient Use of Land
  - Efficient Utilization of Infrastructure
  - Long Term Fiscal Management

# POTENTIAL DENSITY INCREASE (THEORETICAL)

## Redistricting Density Potential = +5 Units

- CN Zone Permits 25 townhome units
  - Average Width = 6m on block of 150m
- IN Zone Permits 30 townhome units
  - Average Width = 4.9m on block of 150m

\*Rule of thumb = Approx +3.5 units per 100m in IN Zone

# HOUSING DIVERSITY

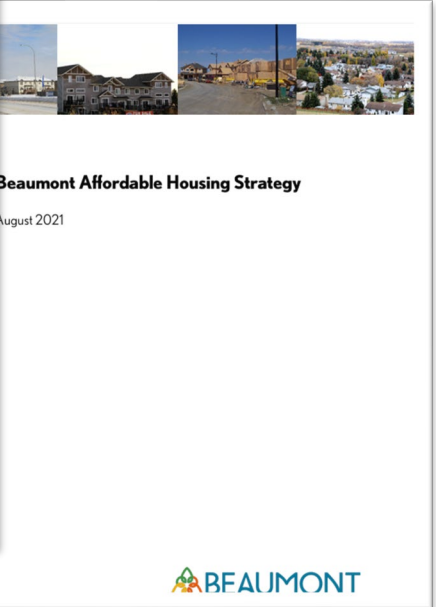
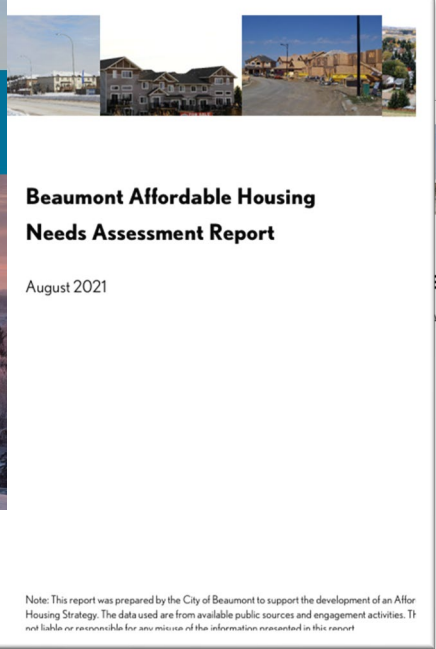
- More Options at Various Price Points
  - Affordability
  - Social Equity
  - Move Up/Age In Place
- Attractive Streetscape
- Economic Stability



# ECONOMIC DEVELOPMENT

- Housing Choices attract Residents
- Flexibility Attracts Developer and Homebuilders
- Jobs in Real Estate Sector
- Economic Spin-offs
  
- Businesses Succeed = Beaumont Succeeds

# POLICY ALIGNMENT



# 2-Storey Townhomes



# MILA



# ABBEY



# MADELYN II



# VISTA



# STREETSCAPE





# STREETSCAPE





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