



ATTAINABLE
HOUSING
TOOLKIT

progressive housing solutions for a complex marketplace

OUR TEAM

We have assembled a team of passionate, committed individuals who bring together years of collective expertise in design, planning, policy, financing, sustainability and construction.

Our strength and differentiating attribute is the diversity and depth of experience, knowledge and resources we bring.

Our vision is to provide innovative, affordable, attainable and viable housing solutions to both public and private organizations who share our mission to develop innovative approaches to house those in our communities most in need.



Attainable | Tiny | Modular Homes

ATTIMO Attainable, Tiny, Modular Homes
Real Estate Development, Attainable Housing Advocacy

POPOVICH

POPOVICH

Design Architecture, Urban Design, Landscape Architecture



GREENLAND CONSULTING ENGINEERS

Municipal Infrastructure, Environmental Sustainability, Information Systems



GEORGIAN PLANNING SOLUTIONS

Land Use Planning & Project Management



SHS CONSULTING

Policy & Research, Housing Development, Business Model Innovation

ABOUT OUR TEAM MEMBERS...

ATTIMO HOMES - *Modular Housing Solutions*

Attimo Homes is a leader in modular housing solutions, specializing in the development of Garden Suites and Attimo Villages to help solve the housing crisis in Ontario. With a mission to empower communities through attainable housing, Attimo leverages strategic partnerships with manufacturers, municipalities, architects, planners, engineers, and local stakeholders to deliver high-quality, sustainable housing options quickly and efficiently.

POPOVICH - *Design Architecture, Urban Design, Landscape Architecture*

Popovich Associates was founded in 1996 principled by a desire to instill and innovate adaptive approaches and perceptions of design. This passion has driven the progression of the firm, evolving from a traditional practice to embrace urban design, ecological planning, community creation and built form. From project management to design collaborative, to creative consultancy, POPOVICH is at the forefront offering solutions beyond convention.

GREENLAND CONSULTING ENGINEERS - *Infrastructure, Environmental Sustainability, Information Systems*

Celebrating its 30th Anniversary via its head office operations in Collingwood Ontario, Greenland Consulting Engineers is the civil engineering affiliate of the GREENLAND® Engineering & Technologies Group. This Ontario-based, award winning enterprise specializes in municipal infrastructure, environmental engineering, alternative energy, landscape architecture and the design & planning of attainable housing communities.

GEORGIAN PLANNING SOLUTIONS - *Land Use Planning & Project Management*

Georgian Planning Solutions has extensive experience in the management of multi-disciplinary development-related projects and works closely with wide range of consultants to achieve success. Ethically they have a strong commitment to the local community through the principal planner's involvement in municipal committees, professional organizations and other volunteer commitments for many years.

SHS CONSULTING - *Policy & Research, Housing Development, Business Model Innovation*

SHS works across the housing system focused on three key practice areas:

Policy and Research, Housing Development, and Business Innovation. Through these areas, SHS helps their public, non-profit and private sector clients answer complex questions about the housing needs in their communities, build social purpose real estate, and envision alternative futures for their organization.

CREATING LIVABLE COMMUNITIES THROUGH HUMAN-CENTRIC DESIGN

SPATIAL TRANSITIONS

INDIVIDUAL > NEIGHBOURHOOD > COMMUNITY

From the individual resident to the overall community all transitions are to be graduated...

- a front porch or front yard is the transition element between private home and neighbourhood
- the street or shared courtyard is the transition element between neighbourhood and community
- public open space, community centre or convenience store is the transition element between neighbourhood and the surrounding community.

OPEN SPACE, ROADS & PARKING

Establish a natural balance between soft and hard surfaces...

- narrow road widths to reduce asphalt surface
- where possible incorporate small parking clusters adjacent to living units in lieu of large parking lots
- employ abundant and diverse plant materials, trees and hardscape

COURTYARDS, SQUARES & MICRO PARKS

Small landscaped courtyards soften transitions between buildings, walkways and roads. Wherever possible introduce public spaces such as...

- public squares for gatherings and events
- micro parks for rest and relaxation

COMBINING SIMILAR HOUSING TYPES

Attainable/affordable housing types we use are tiny homes, 2 storey walkups/flats and low/mid rise (3-8 storey) apartments. Communities benefit from clustering together similar housing types...

- comfortable transitions between different building forms are more easily achieved
- occupants of similar housing types are more likely to socialize together



DUPLEX 1 BDRM

Description

This modular design was developed as a transitional housing project. GFA for these stacked 1 bedroom units is just under 400 sf including stairs. An Accessible Ground Floor Unit which complies with CSA Standard B651-18 required for CMHC financing is available.

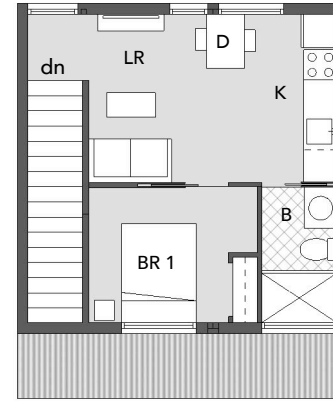
Applications

- Temporary Stay Housing
- Market Attainable/Affordable Rentals
- Condo/Co-op/Freehold Rentals
- Urban Infill Housing

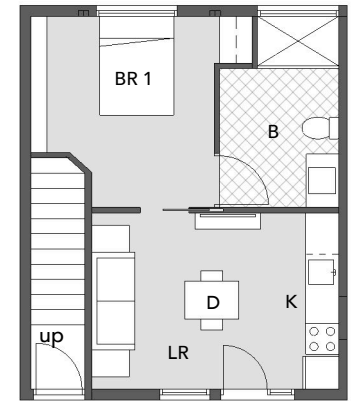
FLOOR PLANS



GROUND FL UNIT
ONE BDRM APT - 395 sf

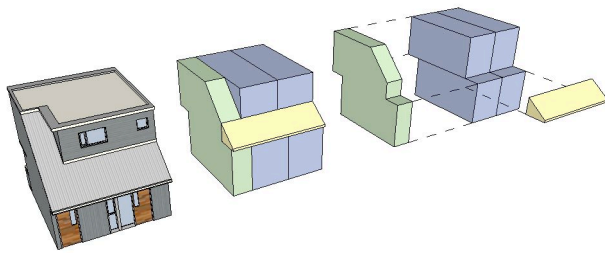


2ND FL UNIT
ONE BDRM APT - 395 sf



ACCESSIBLE GROUND FL UNIT
ONE BDRM APT - 475 sf

CONTAINER HYBRID assembly



- container 8' X 20'
- framed stair module 4' X 20'
- framed sloped roof 4' X 20'



DUPLEX 2 BDRM

Description

This prototype was developed to meet market demand for attainable/affordable 2 bedroom units. They can be combined and stacked with one bedroom units. The second bedroom meets minimum floor area as per O.B.C. Floor area of each unit is 560 sf including stairs.

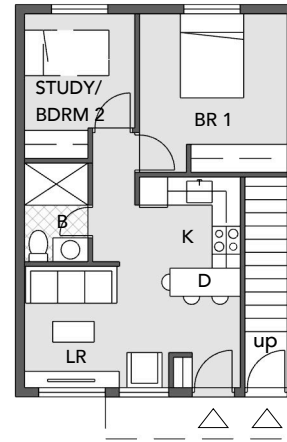
Application

- Market Attainable/Affordable Rentals
- Condo/Co-op/Freehold ownership
- Urban Infill Housing

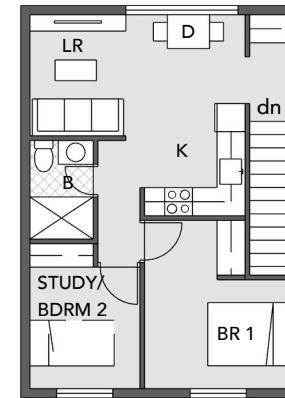
Constructibility

Adaptable to both Container Hybrid and Modular construction. Available with or without add-on gable roof.

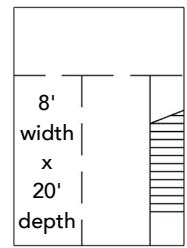
FLOOR PLANS



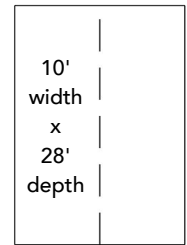
GROUND FL UNIT
TWO BDRM APT - 560 sf



2ND FL UNIT
TWO BDRM APT - 560 sf

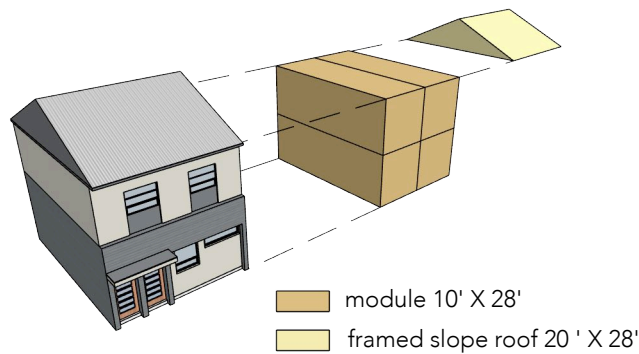


CONTAINER HYBRID

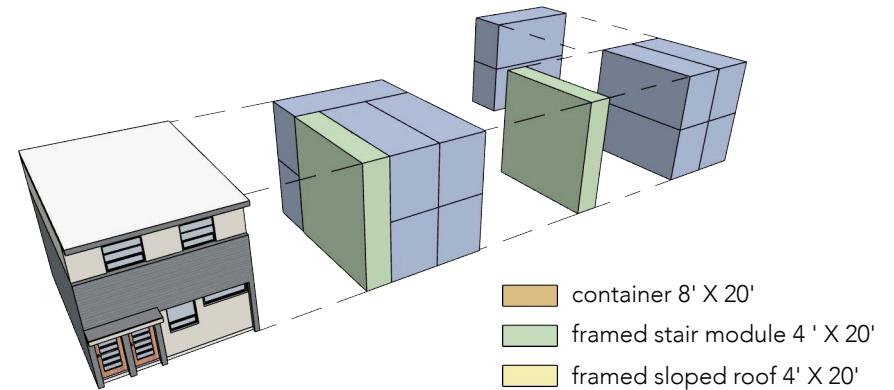


MODULAR

MODULAR assembly



CONTAINER HYBRID assembly



FOURPLEX 1 BDRM

Description

This prototype was developed to meet market demand for attainable/affordable 1 bedroom apts. They can be combined in small groups or rows. Floor area of each unit is net 375 sf / gross 425 (not including stairs).

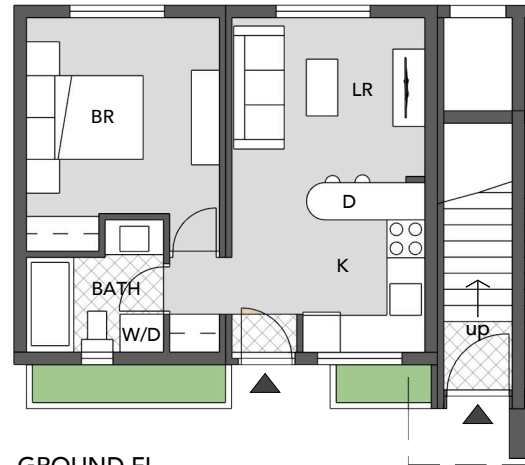
Application

- Market Attainable/Affordable Rentals
- Condo/Co-op/Freehold ownership
- Urban Infill Housing

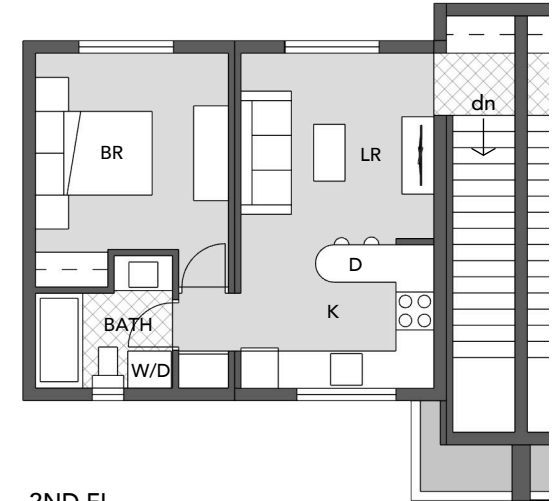
Constructibility

Each fourplex is composed of 8 residential modules + 2 stair modules + 3 framed gable roofs.

FLOOR PLANS

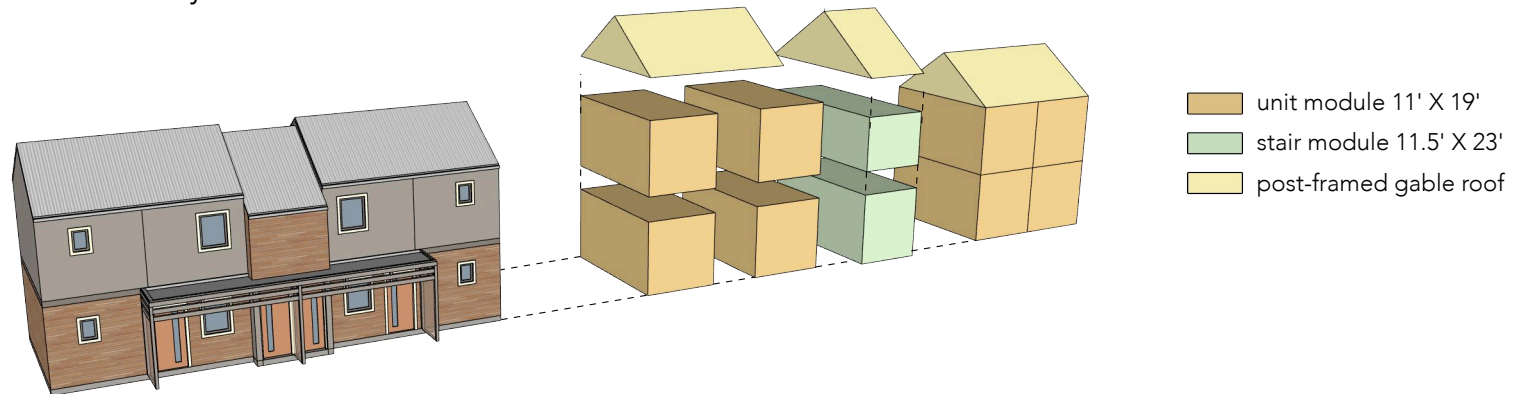


GROUND FL
ONE BDRM APT - net 375 sf / gross 425 sf
(not including stair)



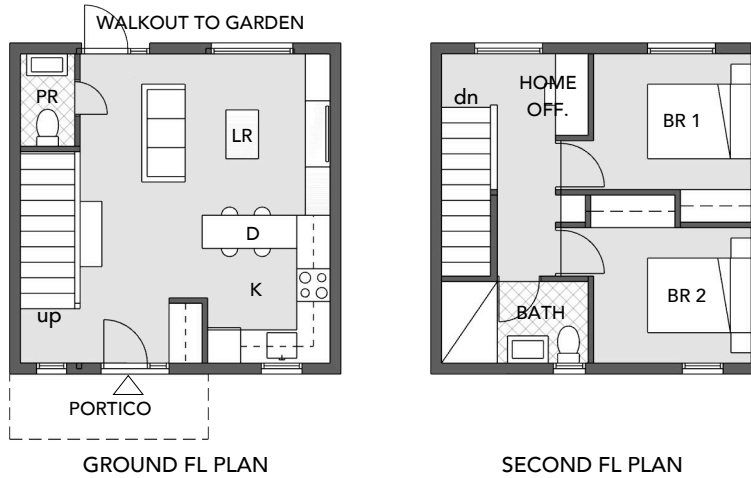
2ND FL
ONE BDRM APT - net 375 sf / gross 425 sf
(not including stair)

MODULAR assembly



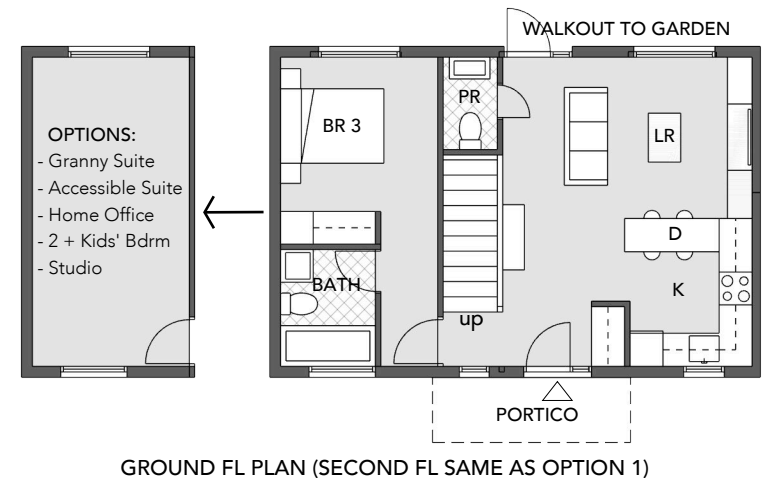
TINY HOME - SINGLE FAMILY

Option 1 - 2 Bdrm 2 Storey House



TOTAL AREA = net 700 sf / gross 800 sf

Option 2 - 3 Bdrm 2 Storey House



GROUND FL PLAN (SECOND FL SAME AS OPTION 1)

TOTAL AREA = net 890 sf / gross 1000 sf

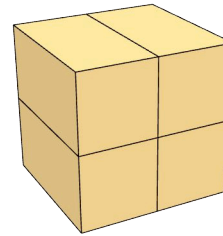
Description

Both options 1 & 2 are two storey single family dwellings with 2 bedrooms + 3 pc. bath + 2 pc. + home office/study. They can be configured in rows or standalone. Total floor area is 790 sf.

Constructibility

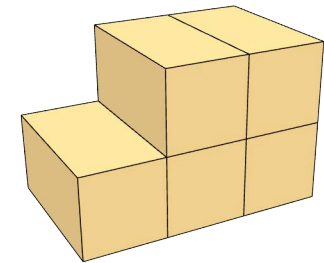
The tiny homes will be constructed utilizing pre-fabricated modules with framed add-ons where required.

MODULAR assembly Option 1



module 10' X 20'

MODULAR assembly Option 2



module 10' X 20'

OPTION 1



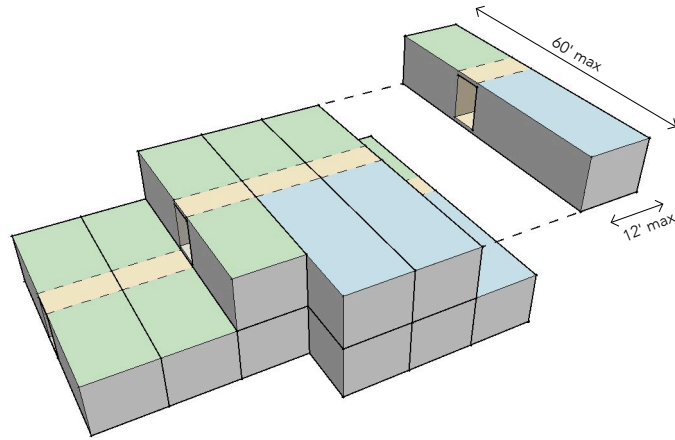
OPTION 2



MID-RISE APARTMENT BLDGS

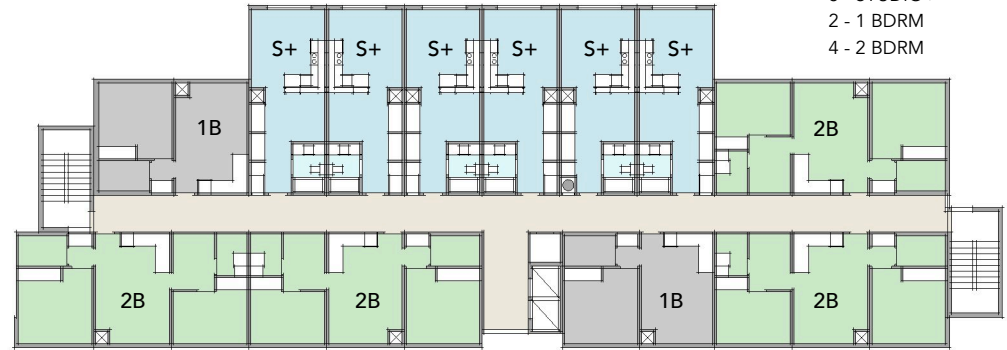
MODULAR CONSTRUCTION

- modular wood frame construction
- utilizes 12' x 60' max modules (industry standard)
- each module is trucked to site and placed by crane
- multi-storey versions beyond 3 floors subject to manufacturer's product and local building codes
- substantial reduction in build time
- can be fabricated for demountability



TYPICAL FLOOR A

UNIT MIX:
6 - STUDIO+
2 - 1 BDRM
4 - 2 BDRM



TYPICAL FLOOR B

UNIT MIX:
2 - STUDIO+
4 - 1 BDRM
4 - 2 BDRM



MID-RISE APARTMENT PLANS

Description

This prototype was developed to meet the need for higher densities in mid-rise forms. Modular buildings can be constructed up to 8 storeys.

By taking a kit-of-parts approach to floor plan layouts, the unit mix can be tailored to fit the needs of the marketplace, environment and project objectives.

Furthermore special residential uses such as shelters, halfway houses and special needs accommodation can be easily adapted.

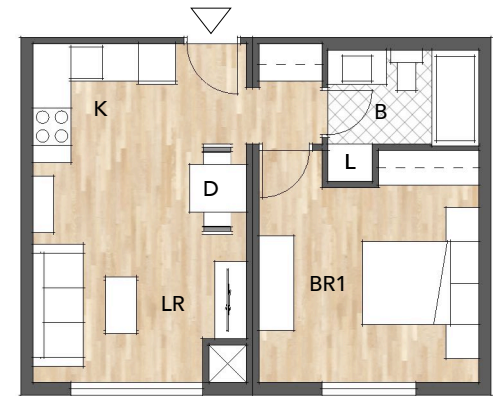
The 1 and 2 bedroom units are configured to be shallow and wide, providing a high window wall to floor area ratio allowing more daylight penetration. The 1 bedroom Accessible unit complies with CSA Standard B651-18.

The Studio+ units are an open design zoned for sleeping, eating and living with ample storage in a 360 sf floor area.

STUDIO+ 360 sf

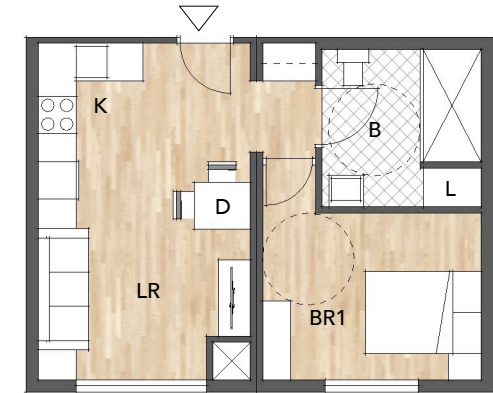


1 BEDROOM 420 sf

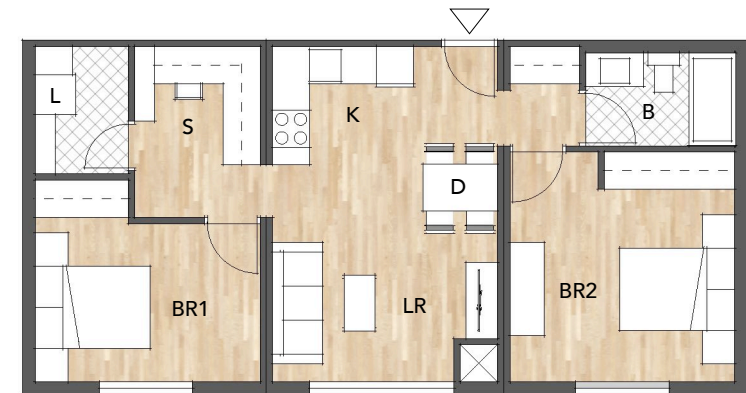


1 BEDROOM Accessible 420 sf

BR	BEDROOM
K	KITCHEN
LR	LIVING RM
D	DINING
S	STUDY
L	LAUNDRY
B	BATHROOM



2 BEDROOM + STUDY 650 sf



WORKFORCE ACCOMMODATION

Description

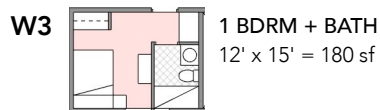
This concept evolved from global research and development of worker accommodation projects. The principal features are:

The principal features are:

- U-shaped configuration around a garden courtyard with interchangeable unit types tailored to the needs of each project. Shared facilities include common room, dining room, laundry, garden courtyard and outdoor sports field
- # Units on 2 floors = 33 (GrFl 14 + 2ndFl 19)
- # Residents = 33 to 60 (subject to project req'ts)
- 4 unit types: 2 bdrm + shared bath, 1 bdrm + bath, 1 bdrm+ bath & sitting rm, accessible 1 bdrm + bath & sitting rm
- fully Modular construction



UNIT TYPES



ELEVATIONS



GARDEN SUITES

Description

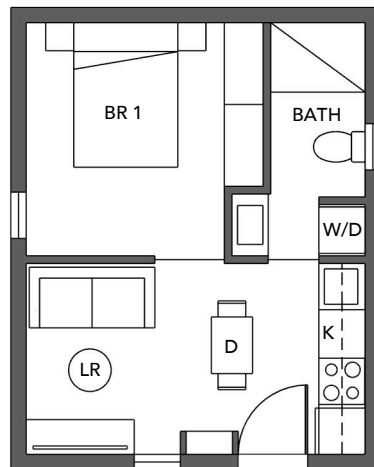
This modular prefabricated design has been developed for active adults who would like to create additional living space on their property and plan for their future. Stay connected and involved with your family and neighbourhood, even as your needs change.

We have many designs and size suite options from 320 sf up to 2 bdrm units of 540, 650-800 sf plus will complete the planning details, servicing required and installation. Additional designed safety and support features can be ordered. All designs meet the Ontario Building Code and are CSA compliant.

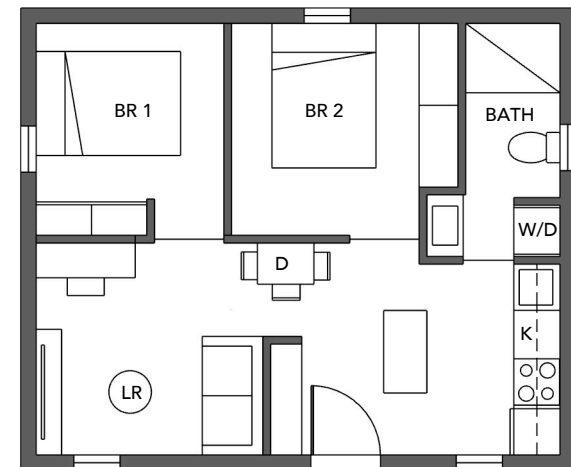
Applications

- Offer your current house to your children and move into your own Garden Suite
- Additional Housing for family or friends
- Create a unique rental property for additional income while in your home
- Providing accessible accommodation for anyone in your family with special needs
- Provide additional flexible space that could be used as a home office, music studio, art studio, workshop, exercise room, retreat or family room before needed as an age in place living space

F1 - ONE BEDROOM 320 sf



F2 - ONE BEDROOM 480sf



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SAMPLE
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