

PECO ORIENTATION 2015

INTENSIFICATION

- Residential intensification
- Policy context
- Forms and location

BONUSING

- Policy context
- Why we bonus
- Examples



INTENSIFICATION



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WHAT IS INTENSIFICATION?

The development of a property, site or area at a higher density than currently exists through:

- redevelopment, including the reuse of brownfield sites;
- the development of vacant and/or underutilized lots within previously developed areas;
- infill development; and
- the expansion or conversion of existing buildings.

RESIDENTIAL INTENSIFICATION

Intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- redevelopment, including the redevelopment of brownfield sites;
- the development of vacant or underutilized lots within previously developed areas;
- infill development;
- the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, second units and rooming houses.

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WHY INTENSIFICATION?



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WHY INTENSIFICATION?



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WHY INTENSIFICATION?



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PROVINCIAL POLICY

1.1.3.3 Planning authorities shall identify appropriate locations and **promote** opportunities for **intensification** and redevelopment...

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OFFICIAL PLAN POLICY

3.2.3 **Residential Intensification** is a means of providing opportunities for the **efficient** use of land and encouraging **compact** urban form.

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OFFICIAL PLAN POLICY

4.2.1 Panning Objectives for all Commercial Land Use Designations

- iv) Encourage intensification and redevelopment in existing commercial areas within the built-up area of the City to meet commercial needs, to make better use of existing City infrastructure and to strengthen the vitality of these areas.

18.2.11.1 Transit Nodes and Corridors

- ii) Residential intensification and employment development will be encouraged adjacent to Transit Nodes and along Transit Corridors.

BALANCED INTENSIFICATION



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INTENSIFICATION GRADIENT



INVISIBLE

VISIBLE

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INVISIBLE INTENSIFICATION



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VERY **VISIBLE** INTENSIFICATION



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WHERE IS INTENSIFICATION?

LOW DENSITY RESIDENTIAL:

- Up to 75 units per hectare (30uph base)

MEDIUM DENSITY RESIDENTIAL:

- Up to 100 units per hectare (75uph base)

CENTRAL LONDON:

- Up to a 25% increase (250uph base)

DOWNTOWN AREA:

- Up to a 25% increase (350uph base)

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INTENSIFICATION EVALUATION

- Compatibility with the surrounding neighbourhood
- Innovative and creative Urban Design techniques
- Integration with heritage properties
- Supporting infrastructure

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NEAR **CAMPUS** NEIGHBOURHOODS

3.5.19.5 Within Near-Campus Neighbourhoods, it is a goal of this Plan to encourage **appropriate forms of intensification.**

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NEAR CAMPUS NEIGHBOURHOODS



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