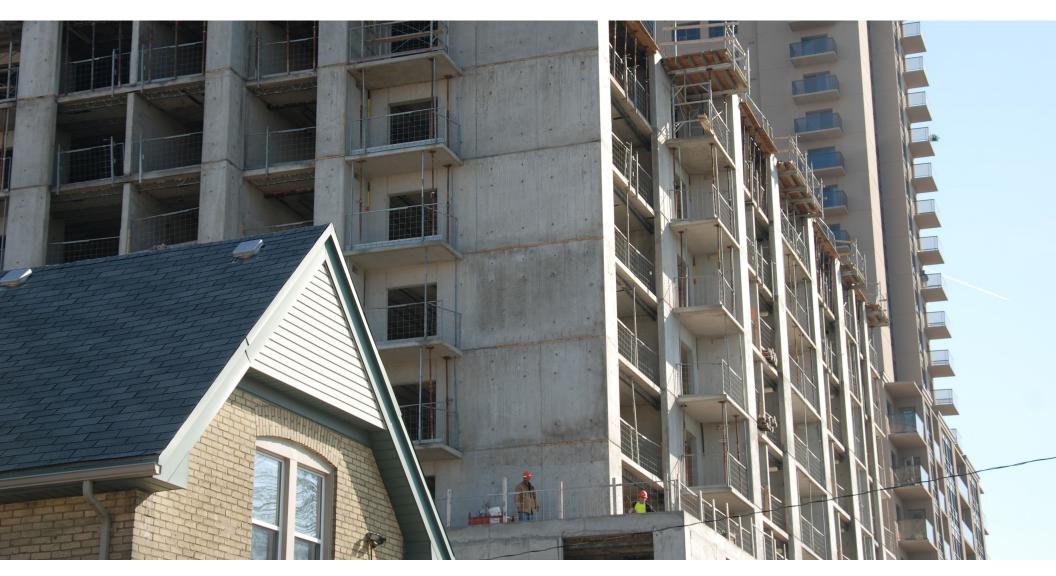




INTENSIFICATION





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.



WHY INTENSIFICATION?





WHY INTENSIFICATION?







WHY INTENSIFICATION?





PROVINCIAL POLICY

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



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.





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





INTENSIFICATION GRADIENT



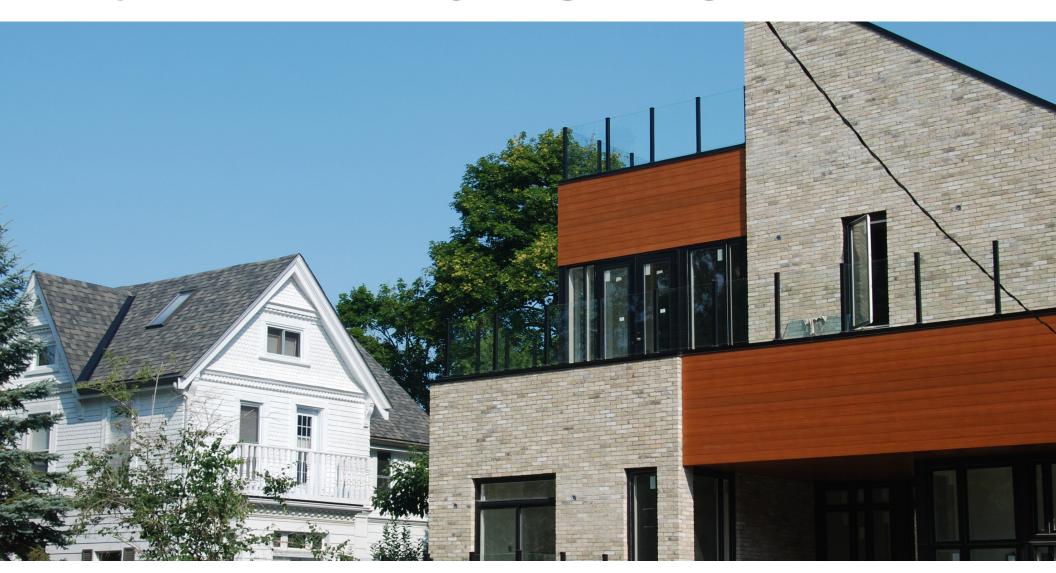


INVISIBLE INTENSIFICATION





VISIBLE INTENSIFICATION



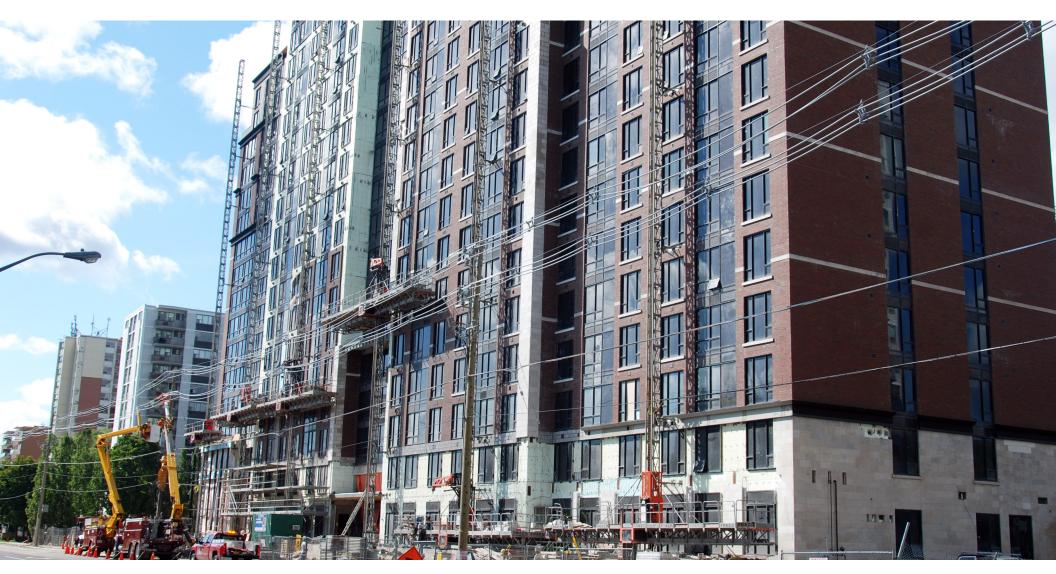


VISIBLE INTENSIFICATION





VERY VISIBLE INTENSIFICATION





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:

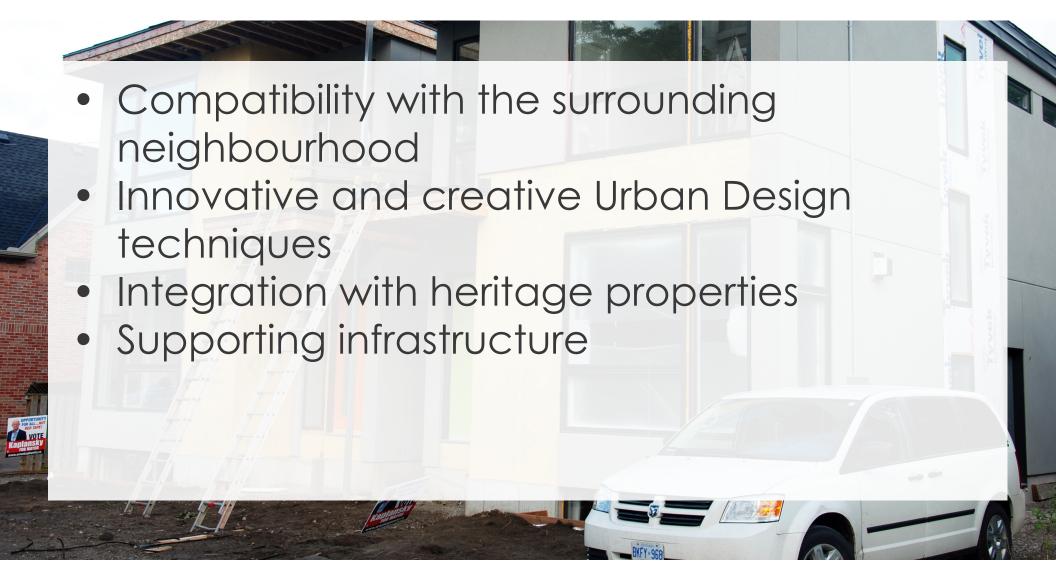
Up to a 25% increase (250uph base)

DOWNTOWN AREA:

Up to a 25% increase (350uph base)



INTENSIFICATION EVALUATION





NEAR CAMPUS NEIGHBOURHOODS





NEAR CAMPUS NEIGHBOURHOODS



