Intensification/Density Study

Height & Density Options

Intensification: Impact of Height & Density

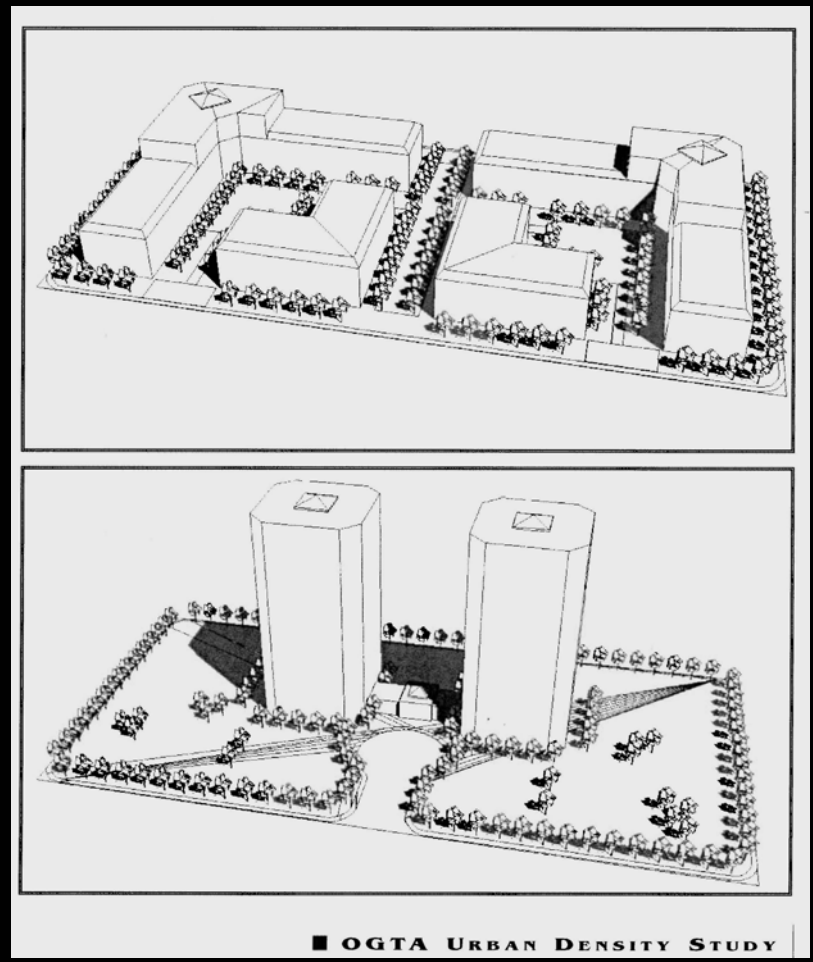
1. Height and Density are related, but distinct
2. Increasing lot coverage can reduce height and still achieve an increase in Density
3. Built Form: Slab vs. Point Towers
4. Built Form: Podium vs. Sheer Wall

Height & Density

Height and Density are related, but distinct:

Factors affecting include:

- Site organization, Massing and Design
- Lot coverage (footprint)
- Gross Floor Area (footprint x number of storeys)
- Onsite open space
- Parking requirements and location (surface vs. structured vs. underground)

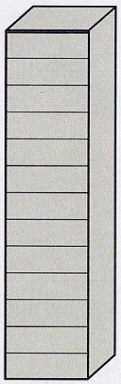


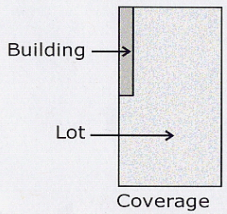
Height & Density

Increasing lot coverage can reduce height & still achieve density

1.7 FSI

13 storeys

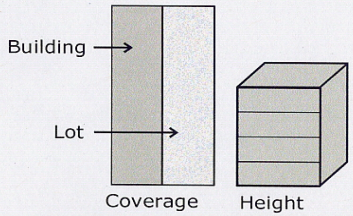




Yonge + Baythorn

2.0 FSI

3 –5 storeys



Yonge + Clarke

Height & Density

Slab vs. Point Tower:

Built Form Principles**:**

- Massing of Slab vs. Point
- Distance between Towers
- Height of Tower Components (Base/Middle/Top)

Slab

Point

Slab

Point

Height & Density

Podium vs. Sheer Wall:

Factors affecting height and street appearance include**:**

- Sheer Wall:

  No special definition or detailing at street edge

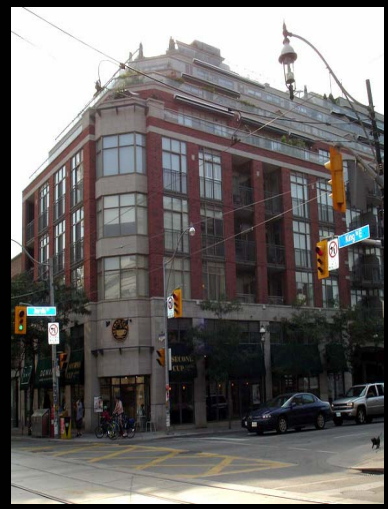
- Podium:

  Definition of building base through openings, materials, height and street relationship

- Terracing:

  Step backs in building height to achieve articulations and gradation

Sheer Wall



Podium

Terracing

Background Research on Height & Density

Examples of Height and Density of Residential, Office, Mixed-Use, Live-Work

DENSITY STUDY
Markham and GTA

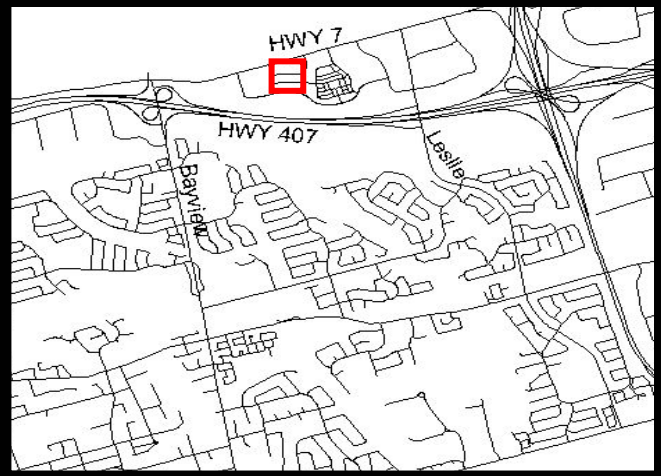
May 2007

Development Fact Sheet

Commerce Valley/Galleria

Potential Key Development Area – Avenue Seven Corridor Study

FSI	3.2
Density	360 units/ ha (144 units/acre)
Height	12 storeys
Parking	Surface and below grade



Times Galleria Developments

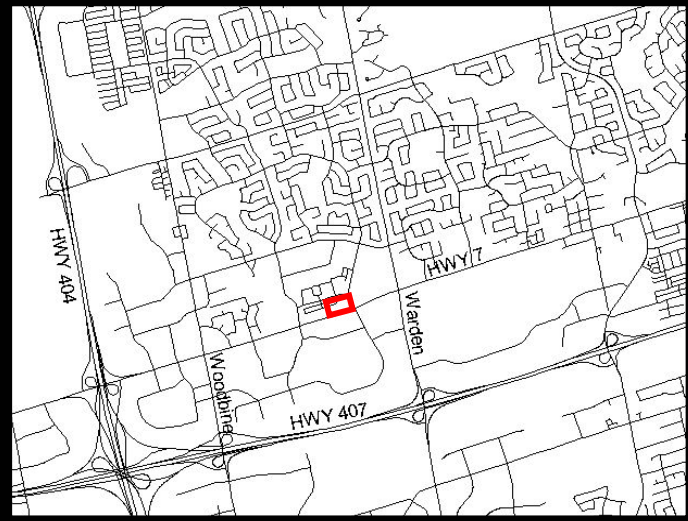
Avenue Seven and Times Avenue

Development Fact Sheet

Markham Centre

Potential Key Development Area – Avenue Seven Corridor Study

FSI	4.9
Density	425 units/ha (177 units/ac)
Height	8 – 13 -16 storeys
Parking	541 Below grade (1.3/unit)



Tridel/Dorsay Developments

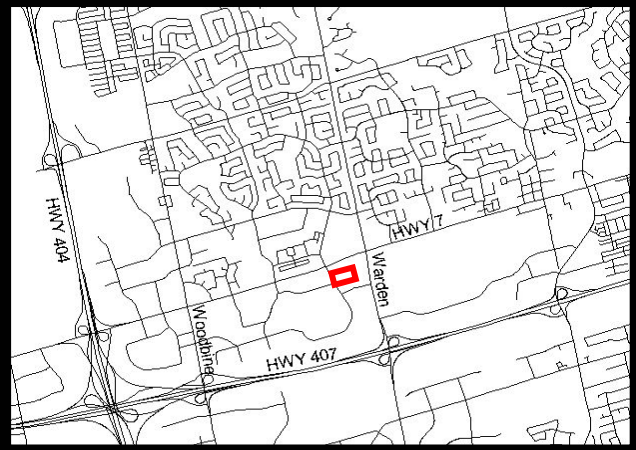
Avenue Seven and Town Centre Blvd.

Development Fact Sheet

Markham Centre

Potential Key Development Area – Avenue Seven Corridor Study

FSI	2.5
Density	245 units/ha (99 units/ac)
Height	13 -16 storeys
Parking	Below grade



Liberty Developments

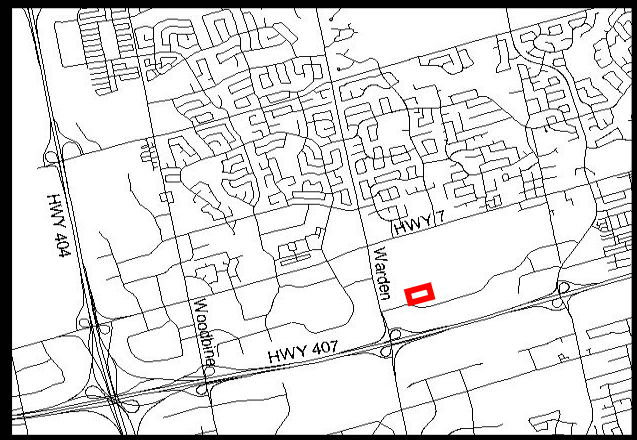
Avenue Seven and Town Centre Blvd.

Development Fact Sheet

Markham Centre

Potential Key Development Area – Avenue Seven Corridor Study

FSI	3.5
Density	376 units/ ha (150 units/acre)
Height	7- 10 storeys
Parking	Below grade



Remington Group

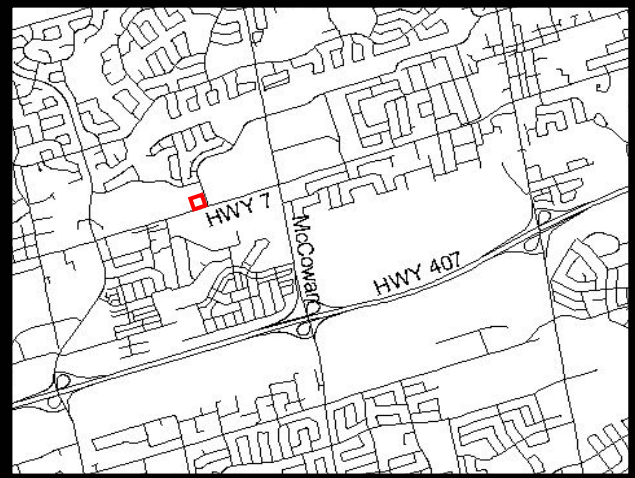
Enterprise Blvd.

Development Fact Sheet

Markville

Potential Key Development Area – Avenue Seven Corridor Study

FSI	3.2
Density	159 units/ha (64 units/ acre)
Height	15 stories
Parking	Below grade



Tridel Developments

Avenue Seven and Bullock Drive

Next Steps – Intensification/Design Study

In 2007:

- Complete analysis of potential intensification opportunities/constraints within the built up area including the Avenue Seven Corridor and Yonge St Corridor lands
- Preliminary input into transportation modelling completed by Region and PRCL Master Plan exercise
- Generic built form/land use typologies to demonstrate possible intensification scenarios
- Report back to DSC on potential intensification opportunities/scenarios within the built up area

In 2008:

- Draft intensification policies for Directed Growth Strategy and OP Review
- Incorporate into public consultation process for DGS and OP Review