

"Made in York" Intensification Photographic Essay

The following photographic essay contains a preliminary compilation of "Made in York" examples of intensification throughout the Region. Urban design principles in residential intensification development are of equal importance to the fulfillment of the Province's Growth Plan targets themselves. These principles are based on the Region's *Transit-Oriented Design Guidelines* as follows:

- Pedestrians: Encourage access, safety and comfort.
- Parking: Provide well-designed, attractive facilities that put transit first.
- Land Use: Attract the right type, intensity and mix of land uses.
- Built Form: Address transit through appropriate massing, density and height.
- Connections: Link buildings and the spaces between them to transit.
- Implementation: Apply transit oriented design approaches throughout the planning process.

Current intensified developments contained in these following examples demonstrate that densities higher than 2.0 FSI have been achieved throughout the Region with the following characteristics:

- Intensified development has strategically located along local and regional corridors within access to transit and linkages to rapid transit;
- Parking in these developments are a combination of at-grade and underground parking resulting in standards in excess of 1.0 spaces per resident; and,
- Building heights less than 18 storeys and, in most cases, less than 10 storeys.

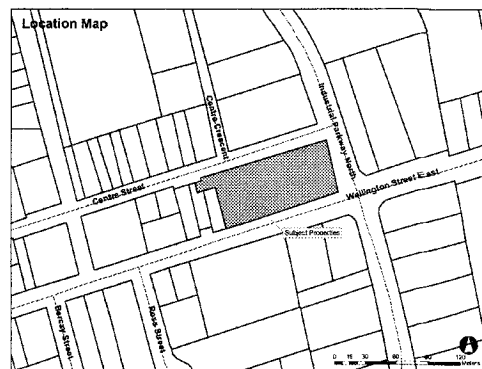
**160 Wellington St. E.
Aurora, Ontario**



View – looking from corner of Wellington St E & Industrial Parkway N

Use	Commercial, Residential
Height	Com.: 1 storey Res.: 4 Stories
Gross Floor Area	6,807 sq.m
Site Area	0.5394 ha
Floor Space Index	1.26 FSI
Units	68 units
Unit Per Hectare	125
Parking: At Grade	
Parking per Unit	
Lot Coverage	0.1589 ha 29.46%

Location Map



Planning Area

Applications

Condo CDM-02A03

OP Designation

Address

160 Wellington St E

Location

North East Corner of Wellington and Industrial Parkway N

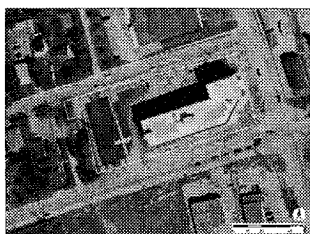
Owner/Developer

754326 Ontario Limited (E.J. Gordon)

Notes

Registered plan 246
19460000214600

The site location is indicated in the adjacent 2006 aerial picture. The parking lot and landscaping around the building have been improved since the 2004 aerals.



2004



2006

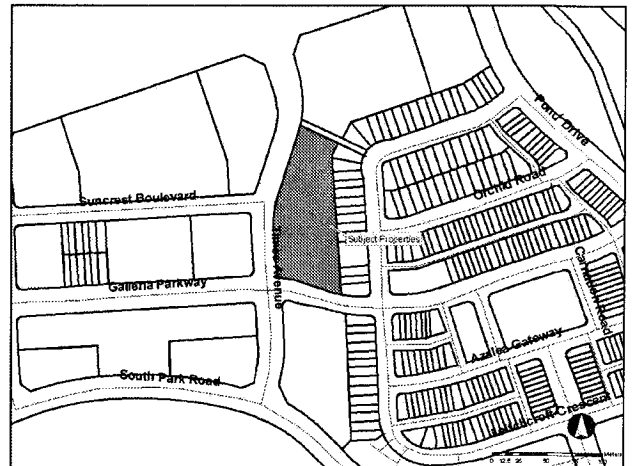
51 Times Avenue Markham, Ontario



Use	Residential Apartment, Hotel
Height	Apt: 10 Storeys Hotel: 5 Storeys
Gross Floor Area	16,850sq.m
Site Area	1.1801 ha
FSI	1.43 FSI
Units	126 + 62 = 188
Unit Per Hectare	159
Parking	Apt: 31 at grade 146 underground Hotel: 22 at grade 42 underground Total = 241
Parking per Unit	1.3 spaces
Lot Coverage	

Planning Area	Leitchcroft Secondary Plan Area
Applications File # CDM-03M04	
OP Designation	Community Amenity Area – Mixed Use
Address	51 Times Avenue

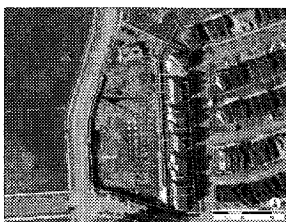
Location Map



Location	South of Highway 7, east of Times Avenue, north of Galleria Parkway Boulevard
Owner/Developer	1456217 Ontario Inc. – Liberty Tower II – Suite Hotel

Notes

Site has been developed. The proposed site location is indicated in the adjacent map. In 2004 the site resembled the following:



2004



2006

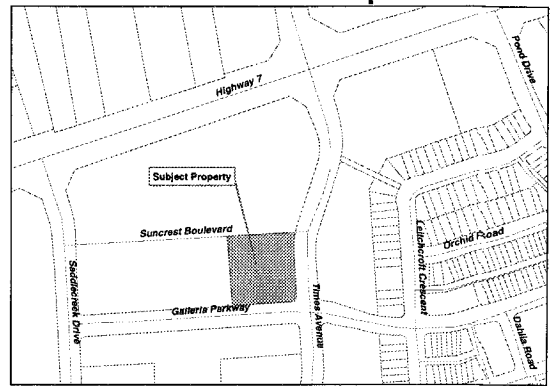
68 Galleria Parkway Markham, Ontario



View – looking north from Times Avenue and Galleria Parkway

Use	Residential Townhouse
Height	3 storeys
Gross Floor Area	4,800 sq.m
Site Area	0.32 ha
Floor Space Index	1.5 FSI
Units	20 units
Unit Per Hectare	61 uph
Parking:	
At Grade	40 spaces
Parking per Unit	2 spaces
Lot Coverage	

Location Map



Planning Area Leitchcroft Secondary Plan Area

Applications Subdivision 19T-01M13
Condo CDM-02005

OP Designation Community Amenity Area -
Residential

Address 68 Galleria Parkway

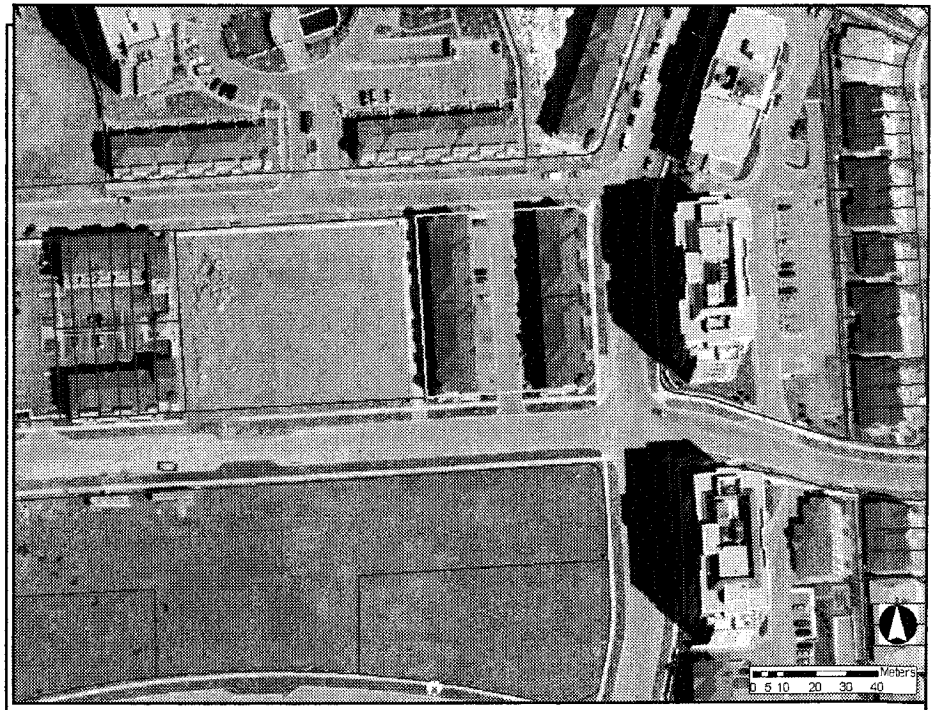
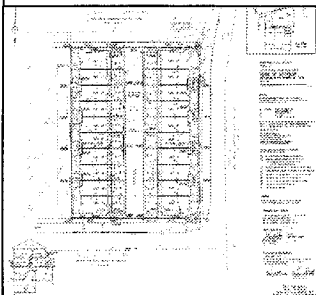
Location South of Highway 7, east side of Times Avenue, north side of Galleria

Owner/Developer 1497132 Ontario Ltd. - Galleria Condominium

Notes

65M-3575
19T-01M13

This site has been developed during the past few years. The adjacent photo shows the outline of the property. The site plan is also attached below.



**3 Ellesmere Street
Richmond Hill, ON**



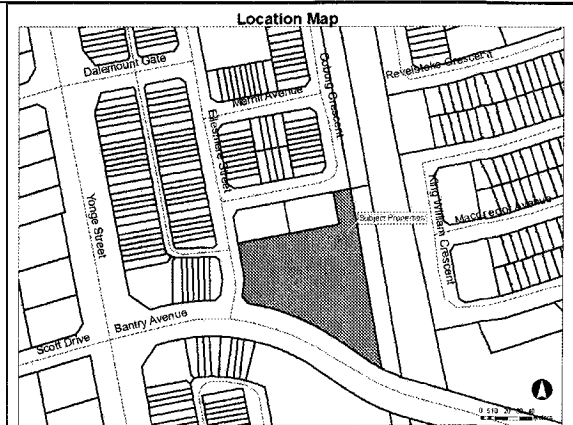
View – looking east along Bantry Avenue

Use	Residential Apartment
Height	8 storeys
Gross Floor Area	12,429 sq.m
Site Area	0.84 ha
Floor Space Index	1.48
Units	149
Unit Per Hectare	177
Parking	195 below-grade 33 at-grade
Parking per Unit	1.5
Lot Coverage	18.6%

Planning Area Bayview Glen Secondary Plan Area
Subdivision 19T-93025
Condo CDMR-99002

OP Designation High Density Residential

Address 3 Ellesmere Street



Location East of Yonge Street, north side of Bantry Avenue, south of 16th Avenue

Owner/Developer The Gates of Bayview Glen – Phase 1 Development Inc.

Plan:



53 Woodbridge Avenue Vaughan



View – looking south from Woodbridge Avenue

Planning Area Woodbridge OPA 240

Applications
File # 94002 Subdivision
Condo

OP Designation High Density Residential

Address 53 Woodbridge Avenue

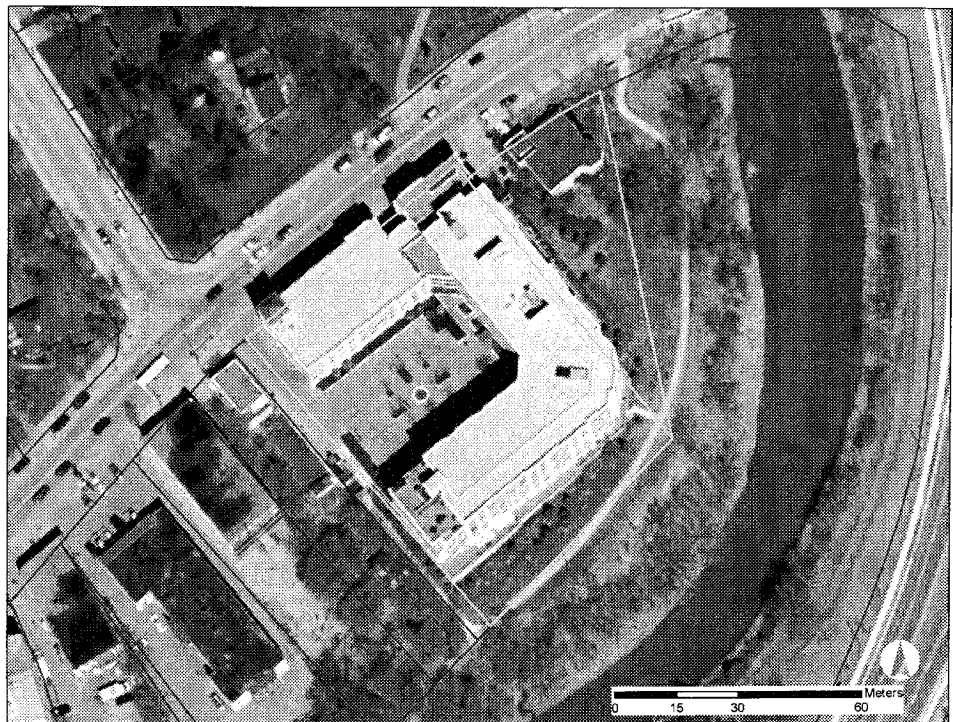
Location West of Islington Avenue, north of Highway 7, south side of Woodbridge Avenue

Owner/Developer Gateway to Woodbridge Inc.

Notes



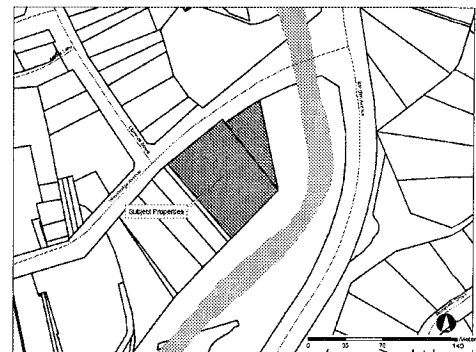
2004



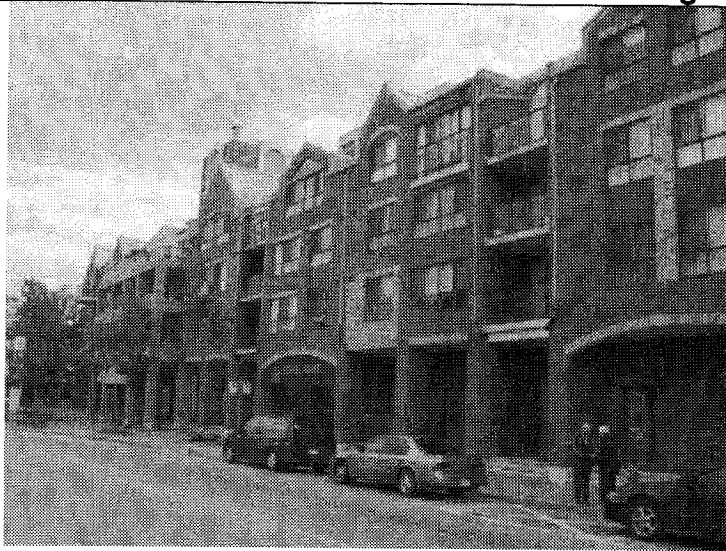
2006

Use	Residential Apartment
Height	6 storeys
Gross Floor Area	15,000 sq.m
Site Area	0.7038 ha
Floor Space Index	2.13 FSI
Units	105 (dwelling)
Unit Per Hectare	149
Parking: Below Grade	237
Parking per Unit	2.3 spaces
Lot Coverage	

Location Map



131 Woodbridge Avenue Vaughan



View - looking south from Woodbridge Avenue

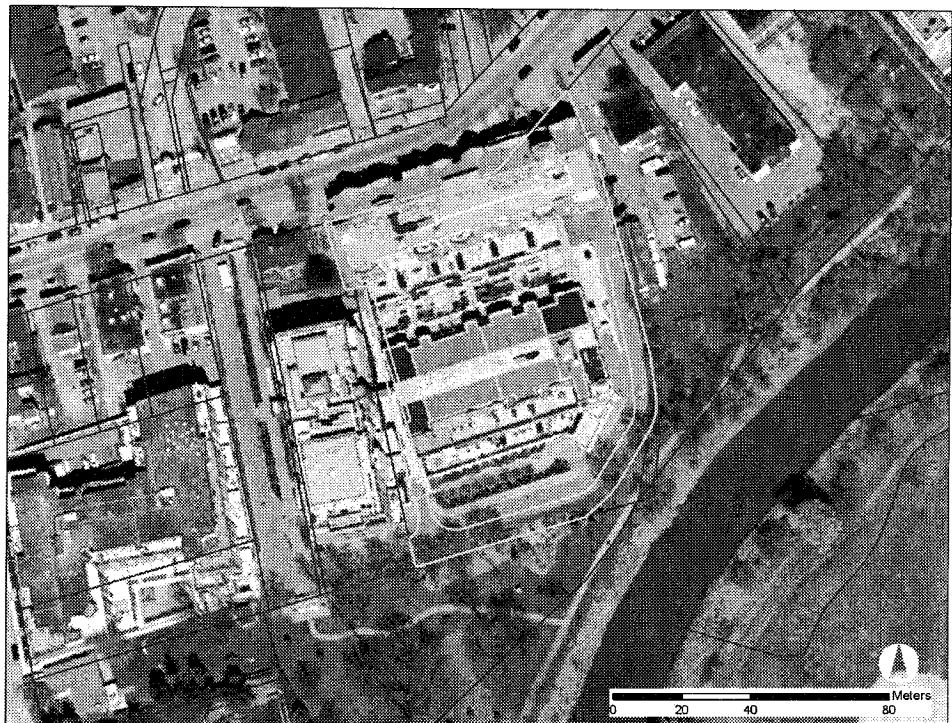
Use	Residential Apartment
Height	4-6 storeys
Gross Floor Area	32,815 sq.m
Site Area	1.2677 ha
Floor Space Index	2.59 FSI
Units	150
Unit Per Hectare	118
Parking:	319
At Grade	74
	245
Parking per Unit	2.1
Lot Coverage	

Location Map



Planning Area	Woodbridge OPA 240
Applications	DA95055
OP Designation	Mixed Use Commercial & High Density Residential (max density=99 units at rear)
Address	131 Woodbridge Avenue

Location	West of Islington Avenue, north of Highway 7, south side of Woodbridge Avenue
Owner/Developer	Woodbridge Avenue 1995 Developments Inc.



Notes