

“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	0.6807 ha
Site Area	0.5394 ha
Floor Space Index	1.26 FSI
Units	68 units
Unit Per Hectare	125 uph
Parking: At Grade	spaces
Parking per Unit	spaces
Lot Coverage	0.1589 ha 29.46%

Location Map



Planning Area	
Applications	Subdivision 19T- Condo CDM-
OP Designation	
Address	160 Wellington St E
Location	
Owner/Developer	

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	1.685ha
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 space
Lot Coverage	

Planning Area	Leitchcroft Secondary Plan Area
Applications File # CDM-03M04	Subdivision 19T - Condo
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	0.48 ha
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	

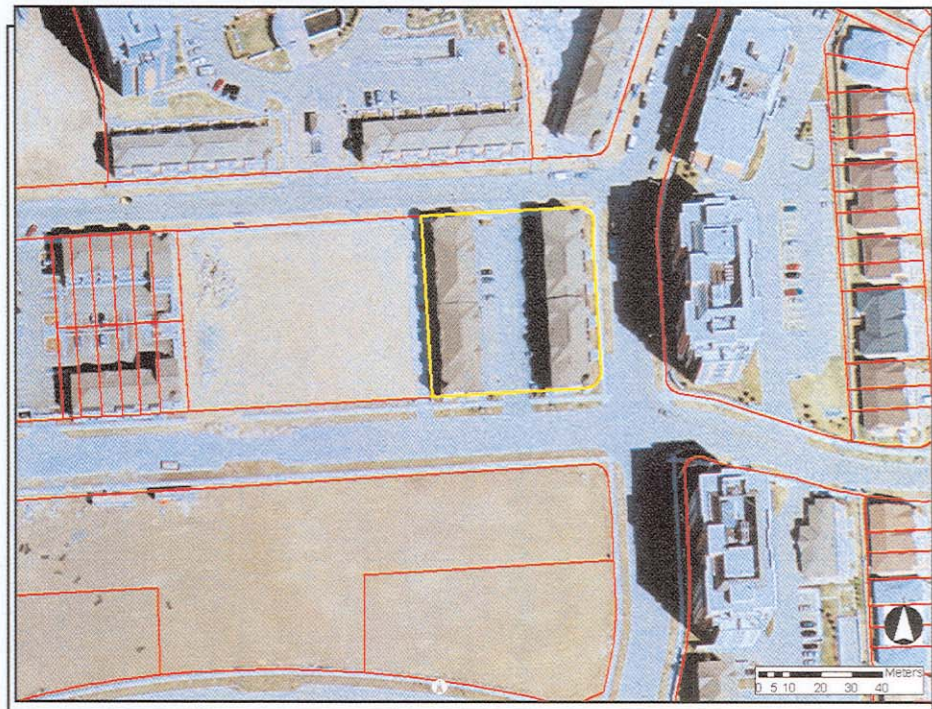
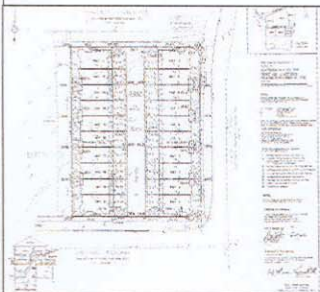
Location Map



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

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.



5. Richmond Hill



View – looking east along Bantry Avenue

Use	Residential Apartment
Height	8 storeys
Gross Floor Area	1.2429 ha
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

Location Map



Planning Area	Bayview Glen Secondary Plan Area
Applications	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 16 th Avenue
Owner/Developer	The Gates of Bayview Glen – Phase 1 Development Inc.

Notes



53 Woodbridge Avenue Vaughan



View – looking south from Woodbridge Avenue

Use	Residential Apartment
Height	6 storeys
Gross Floor Area	1.5 ha
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



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

131 Woodbridge Avenue Vaughan



View - looking south from Woodbridge Avenue

Use	Residential Apartment
Height	4-6 storeys
Gross Floor Area	3.2815 ha
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	

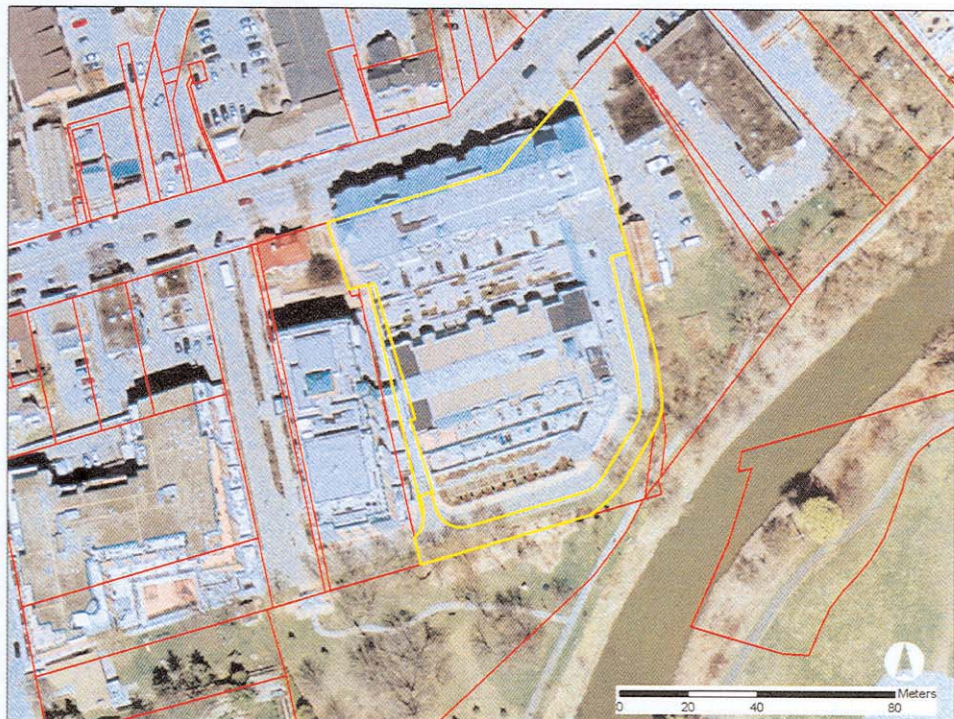
Location Map



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



7600 Yonge Street Vaughan, Ontario



Upper Levels

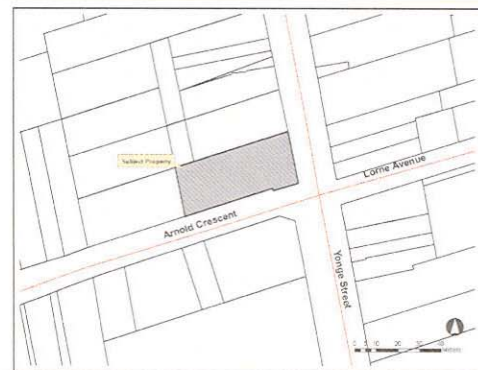


Ground Level

Use	Residential Townhouses, Condominium & Retail
Height	1.5 - 11 storeys
Gross Floor Area	4.090 ha
Site Area	1.002 ha
FSI	4.081 FSI
Units	338 Residential 18 Townhouse Units
Unit Per Hectare	346.27
Parking	27 above ground 382 underground
Parking per Unit	Residential 0.8 spaces/ unit Visitor 0.2 spaces/ visitor Townhouse & Visitor 1 space and visitor unit Retail 1 space per 30 SqM
Lot Coverage	45.% or 0.455133 ha

Planning Area	Vaughan OPA 06.011
Applications File # 04035	Retirement Residence
OP Designation	Mixed Use buildings being proposed for construction.
Address	7600 Yonge Street

Location Map

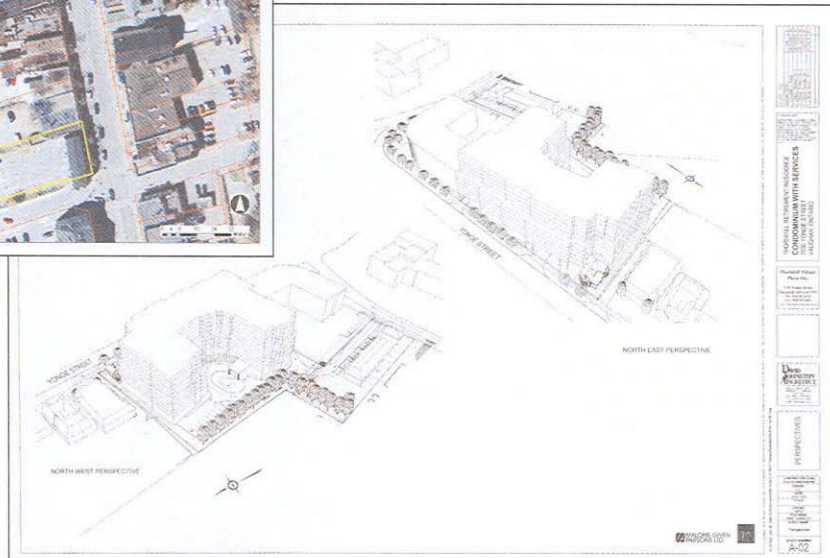


Location	Corner of Yonge Street and Arnold Avenue.
Owner/Developer	Malone Given Parsons Ltd. iTRANS

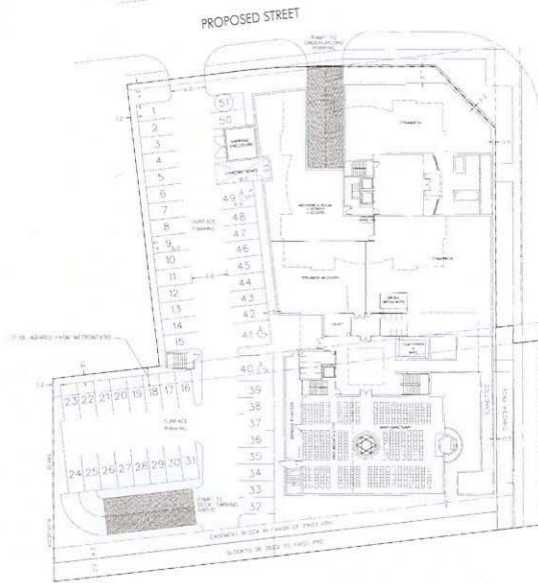
Notes

The following images were provided in addition to a site plan for the subject property.

Site has not been developed. The proposed site location is indicated in the adjacent map.



Beth Chabad Community Centre Vaughan, ON



Use	Residential, Commercial & Synagogue/ Community Centre
Height	Residential: 17 Storeys
Gross Floor Area	1.4733 ha
Site Area	0.5414 ha
Floor Space Index	2.72 FSI
Units	Residential: 128 units Commercial: 653 SQ.M Synagogue/Community Centre: 2180 SQ.M
Unit Per Hectare	236
Parking	Surface: 51 spaces Deck: 54 spaces Underground: 150 spaces
Parking per Unit	Residential: 1.3 spaces per unit Commercial: 6 spaces/100 SQ.M. Community Centre: 100 spaces
Lot Coverage	0.4955 ha 81%

Planning Area	Vaughan OP.06.011 (preliminary OPA)
Applications	
OP Designation	"Mixed-use 1" (proposed)

Address

Location Map



Location West side of Bathurst Street, approximately 230 metre north of Centre Street

Owner/Developer

Notes

The Beth Chabad Community Centre site has not been developed. The proposed site location is indicated in the adjacent map.

