

# NOVÆ RES URBIS

## GREATER TORONTO & HAMILTON AREA

WEDNESDAY,  
APRIL 4, 2018

Vol. 21  
No. 14

2 DRPs  
New normal

3 TSD study  
Documenting  
innovation



RYERSON RESEARCH

# RETHINKING INTENSIFICATION

Maryam Mirza

Pre-zoning areas to focus on intensification, through mid-rise buildings, rather than greenfield development is being advocated in a new report as a more efficient way for municipalities to plan for growth and maximize intensification opportunities. Municipalities such as Mississauga are already pre-zoning built up areas to prioritize intensification.

The [study](#), released March 23 by **Ryerson City Building Institute**, outlines ways municipalities can move away from “building tall and sprawl” and instead focus on building “the missing middle”—mid-rise and low-rise apartment buildings, and stacked townhouses.

Institute research manager **Graham Haines** told *NRU* that by using “middle densities,” municipalities such as the **City of Mississauga** can not only meet but exceed their projected growth targets over the next 25 years.

“We were looking for sites that were low-density, so it would make sense to actually redevelop them,” Haines said. “What we found is that [Mississauga] can accommodate over 160,000 new homes, which is a lot.”

He added that the study team found enough redevelopment opportunity in the city to accommodate Peel Region’s entire intensification target in Mississauga alone.

“Now obviously we’re not going to put all of Peel’s growth into Mississauga,” Haines explained. “But it suggests that if every municipality was doing that, it would be a huge opportunity to provide family-friendly housing, right within our cities. We actually don’t need all of the sprawl we traditionally think we do need.”

Research assistant and report co-author **Brianna Aird** told *NRU* that zoning by-laws in GTHA municipalities often contain height and/or density maximums that are more

restrictive than makes sense. For example, lots at the Port Credit GO station, on a major arterial, are zoned for three-stories.

“Developing a three-storey building along a major road, five minutes from a transit station, isn’t good transit-oriented planning, and the development economics often don’t work out either,” Aird said.

As a result, “planning by zoning by-law amendment” has become the norm, she says.

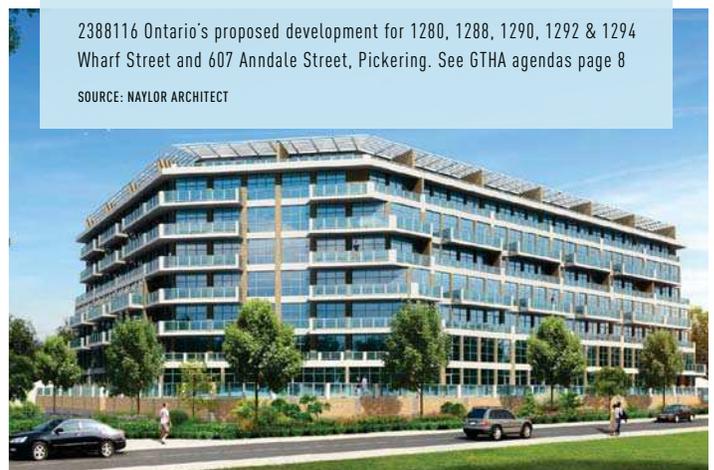
With proposals for new heights and densities, adding time and cost to the development process.

“Unfortunately, this is a reactive approach. It adds a lot of uncertainty and cost to the development process, which generally has the effect of disincentivizing missing-middle type housing,” Aird added. “The result is that we’re encouraging developers to either build very tall or go out to the urban periphery and sprawl.

CONTINUED PAGE 6

2388116 Ontario’s proposed development for 1280, 1288, 1290, 1292 & 1294 Wharf Street and 607 Anndale Street, Pickering. See GTHA agendas page 8

SOURCE: NAYLOR ARCHITECT



# RETHINKING INTENSIFICATION

CONTINUED FROM PAGE 1

One example of how municipalities can plan for intensification through pre-zoning is Mississauga's new Dundas Connects Master Plan. The master plan, which will be considered by the Mississauga planning and development committee on April 30, illustrates the city's move towards a more comprehensively planning approach to intensification. The master plan focusses

on aligning rapid transit infrastructure and intensification, while enhancing connectivity for pedestrians, cyclists, transit users and motorists.

While the provincial Growth Plan requires municipalities to intensify around major transit stations, there are challenges, Mississauga planning and building commissioner **Andrew Whittemore** told *NRU*.

"The Growth Plan says these major transit station areas in the next six years have to be demarcated and planned to be in place," Whittemore said. "Right now in Mississauga we often don't pre-zone land—so

that is quite a radical change from where we've gone."

CONTINUED PAGE 7

Graphic showing the potential land supply for intensification in Mississauga

SOURCE: RYERSON CITY BUILDING INSTITUTE





**ATRIUM**  
MORTGAGE INVESTMENT CORPORATION



**CANADA'S PREMIER NON-BANK LENDER™**

*We understand your development financing needs.*

*We offer fast turnaround and structures that can open new opportunities for your business.*

- Land and land assembly financing for:
  - Stacked townhomes and traditional townhomes
  - Single detached homes
  - Low-rise and mid-rise condominiums
- Bridge and term financing
- Infill construction financing
- First and second mortgages

**Bram Rothman**  
Managing Director – Ontario  
416 607 4206  
bram.rothman@atriummic.com

**Richard Munroe**  
Managing Director – Ontario  
416 607 4205  
richard.munroe@atriummic.com

**Pete Ivanovic**  
Managing Director – Ontario  
416 607 4203  
pete.ivanovic@atriummic.com

Atrium is listed on the Toronto Stock Exchange (TSX: AI)  
Atrium Mortgage Investment Corporation is managed by Canadian Mortgage Capital Corporation – LIC. 10284A

# RETHINKING INTENSIFICATION

CONTINUED FROM PAGE 6

Historically, Aird explains, Ontario municipalities have used an outdated approach to land use budgeting, which assumed that population growth would be accommodated in “sprawl-type” development. Pre-zoning for intensification allows the city to plan ahead for appropriate development.

“Our concern with the proposed [land use needs assessment methodology] approach is that it doesn’t help

municipalities understand where the intensification opportunities are,” Aird added. “It basically says ‘you have to meet this intensification target’ and we’re concerned that will lead to a bare minimum approach, when in fact there are lots of great opportunities to intensify.”

The City of Burlington’s new official plan, which is anticipated to be approved by council in April, also includes a proactive approach to planning

for intensification rather than the more traditional greenfield development.

Deputy city manager **Mary Lou Tanner** says the city’s new official plan includes a focus on redeveloping underused plazas and building more ground-oriented housing, typically townhouses.

“Our current zoning by-law was adopted to implement greenfield development and our new zoning by-law will be focused on zoning for intensification,” she said.

The new zoning by-law will focus on zoning for tall, midrise and other “missing middle” buildings, redeveloping employment lands, and building communities around GO Transit stations.

“As much as an official plan is a conversation about a broad vision of a city, a zoning by-law is a very focused conversation, and the details of setbacks and heights, and how to measure and incorporate them into design, are part of a community and development industry conversation,” she said. 🌱

## 1,264 ACRES IN LAKE OF BAYS ONTARIO

CBRE Limited is pleased to offer a substantial residential land holding in the Township of Lake of Bays. Located on the east side of Highway 60 (The “Site” or “Property”), the Site spans over 1200 acres comprised of land at various stages of approval. This 1264-acre parcel encompasses four proposed phases of development on 487.4 acres. There are approximately 731.66 acres of natural reserve for open space and municipal parkland. The future build out of the Property is intended to be a four-season permanent residence, with some later phases designated for a recreational cottage community. When fully approved and completed, the Property proposes to have 207 residential single-family dwelling units.

The first phase, includes zoning approvals for 98 units, with 30 of those lots potentially offered as fully serviced. The Zoning Bylaw for the Property has been ratified by the Township of Lake of Bays confirming zoning and initiation for the first phase of 98 residential lots and providing a plan for establishing freehold status for the existing 22 leased lots on the Property. The remaining 87 lots currently hold draft plan approval, subject to a number of conditions. For more information and access to the data room, please contact the Listing Team.

**CBRE Limited**  
2005 Sheppard Avenue East  
Suite 800  
Toronto, ON, M2J 5B4  
[www.cbre.ca](http://www.cbre.ca)  
\*Sales Representative

<p><b>Pat Viele*</b> Senior Vice President 416 495 6258 <a href="mailto:pat.viele@cbre.com">pat.viele@cbre.com</a></p>	<p><b>Jason Child*</b> Vice President 416 495 6249 <a href="mailto:jason.child@cbre.com">jason.child@cbre.com</a></p>	<p><b>Allison Gilks</b> Sales Representative 416 495 6310 <a href="mailto:allison.gilks@cbre.com">allison.gilks@cbre.com</a></p>	<p><b>Nate Pace</b> Sales Representative 416 495 6246 <a href="mailto:nate.pace@cbre.com">nate.pace@cbre.com</a></p>
--	---	--	--