

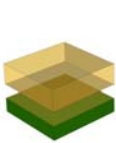
WHAT INTENSIFICATION COULD LOOK LIKE

Density / FSI

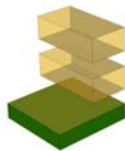
FSI: floor space index

$$\text{FSI} = \frac{\text{Built Area (footprint} \times \text{\# floors)}}{\text{Block Area}}$$

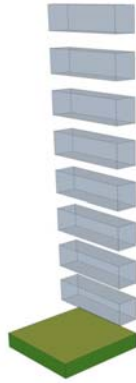
Building Footprint
Lot



FSI 1.0
coverage 100%
1 storey



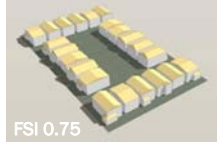
FSI 1.0
coverage 50%
2 storeys



FSI 2.0
coverage 25%
8 storeys

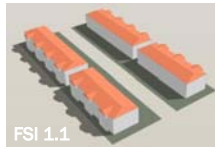
What **low** density looks like

Maximum 40 units per hectare
Example - Mattamy Mill Creek Subdivision



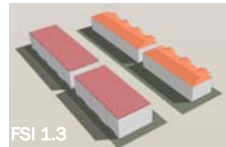
What **medium** density looks like

Generally townhouse form
2-3 storeys in height
Front garage
Lane townhouses
Example - Wellington South Townhouse Development



What **medium** density looks like

Live/work mixed with townhouses
3-4 storeys in height
Example - Main Street Residential Apartment



What **high** density looks like

Minimum FSI 0.5
Mid-rise to High-rise built form
Usually mixed use buildings
Example - King and Fountain Apartment Building



What **high** density looks like

