Density Done Right

How distributed urban density can support healthy, livable neighbourhoods, housing affordability and the environment
POPULATION GROWTH

Ontario Growth Plan projects 13.5 million people in the GGH by 2041. The region will need new housing units to accommodate this growth. How do we do this with livability, affordability and sustainability challenges in mind?
Missing Middle

CHALLENGE: END “TALL AND SPRAWL”
DISTRIBUTED DENSITY

Distributing density strategically throughout existing urban areas using a variety of mainly low-rise and mid-rise building types that benefit households of all sizes and income levels.

300 Units
2 Midrise (90 units each)
+ 2 Towns (46 units each)
+ 10 Triplexes (3 units each)

300 Units
1 Tower (35 storeys)
DISTRIBUTED DENSITY ON THE GROUND

MID-RISE BUILDINGS IN STRATEGIC LOCATIONS

WALKUPS AND TOWNHOUSES
DISTRIBUTED DENSITY ON THE GROUND

CONVERSIONS OF SINGLE-DETACHED INTO MULTI-UNIT DWELLINGS

ACCESSORY DWELLING UNITS
DISTRIBUTED DENSITY ON THE GROUND

A RANGE OF BUILDING TYPES AT MAJOR TRANSIT STATION AREAS, LARGE INFILL SITES NEAR TRANSIT AND ARTERIAL NODES
Distributed Density Supports Livability
 Distributed Density Supports Environmental Sustainability