3.3 Clusters

Apartment Towers Tend to be Clustered

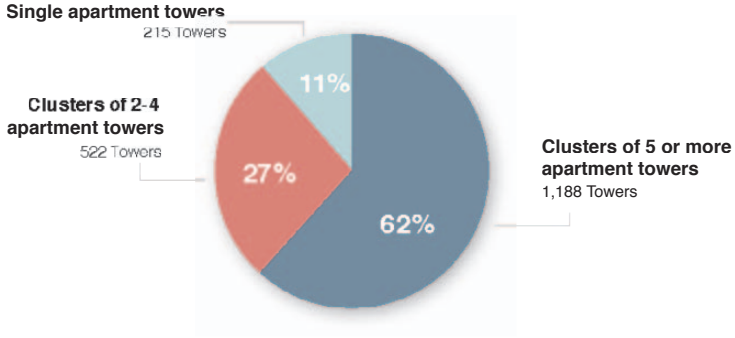
Overview

Apartment Towers in the GGH are generally found in clusters (i.e. within 150 metres of another tower). In the GGH, 89 per cent of all Apartment Towers are found in clusters of two or more, and 62 per cent are found in clusters of five or more. Only 11 per cent are found in isolation.

This phenomenon is a legacy of the planning approach that characterized Apartment Towers, which often encouraged that towers be built in clusters, forming Apartment Tower Neighbourhoods. The more sophisticated clusters were designed as satellite centres, coordinated with transit, employment and retail. An example is Toronto's Thorncliffe Park, begun in the 1950s as the region's first planned suburban 'new town' focussed around Apartment Towers. Though the majority of Apartment Tower Neighbourhoods did not undergo the same detailed master planning process of these earlier projects, clustering of towers became a common trend throughout the development period.

Clustering is most prevalent in the GTHA without Toronto, where only six per cent of towers are found in isolation. In the Outer Ring, however, Apartment Towers are far more dispersed, with 50 per cent of Apartment Towers found outside of clusters.*

Percentage of Apartment Towers in Clusters



Total Towers in GGH: 1,925

Large Clusters

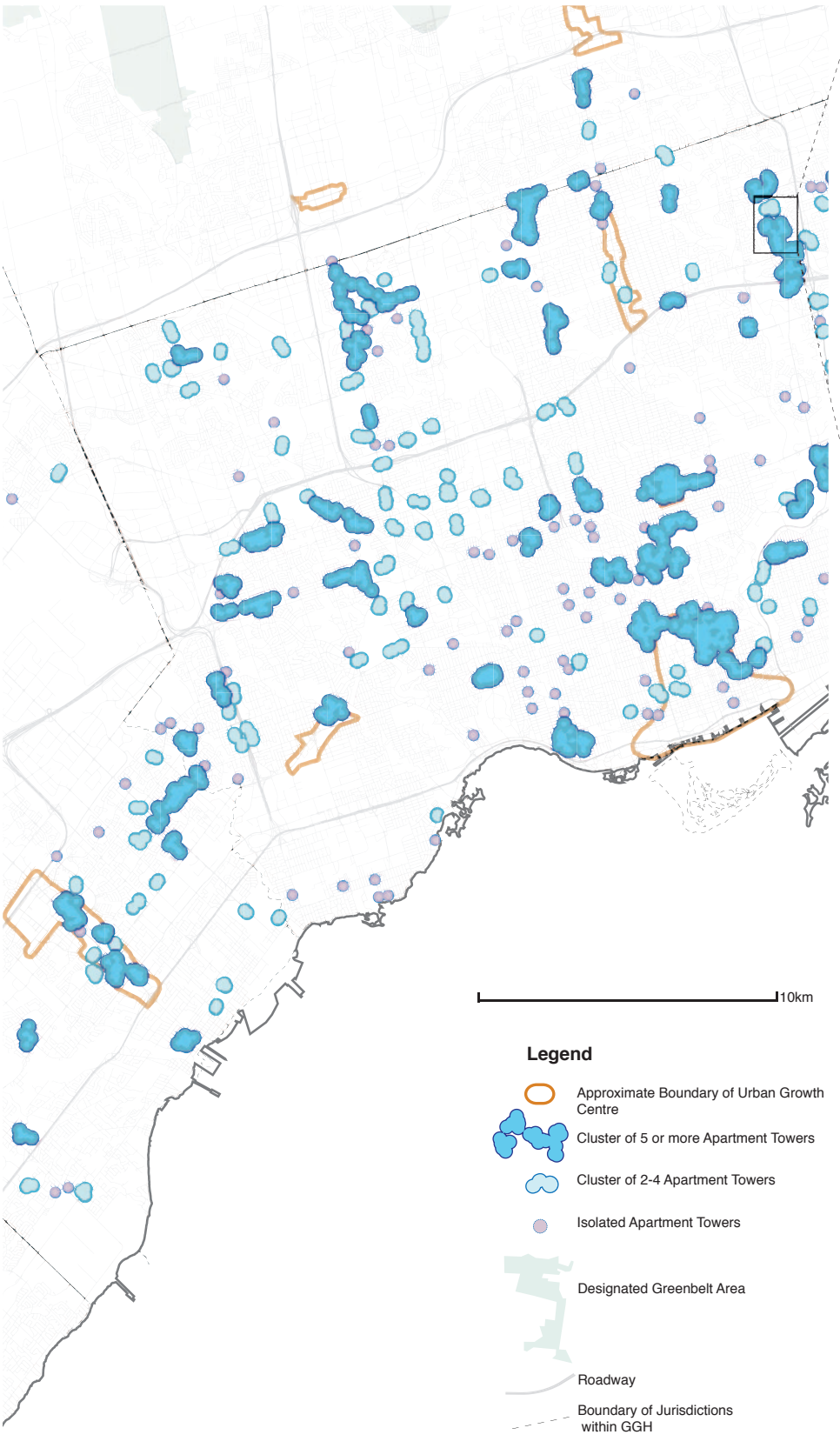
With over 62 per cent of Apartment Towers in clusters of five or more, large apartment clusters are a ubiquitous form throughout the region. This is most pronounced in the GTHA, where 66 per cent of Apartment Towers (1156 Towers) are found in 94 large clusters. These large clusters create significant concentrations of population. Of these large clusters, over 78 per cent contain more than 1,000 households, and 40 per cent contain more than 2,000 households. The largest of these Apartment Tower clusters contain more than 10,000 households. These clusters create a decentralized pattern of higher-density housing unique to North America.

Density

Apartment clusters often contain higher densities. Densities taken at the neighbourhood scale provide an accurate measure of the average neighbourhood, or district gross density, yet generally suppresses concentrations of higher densities within larger areas. As a result, the actual 'lived' densities of Apartment Tower Neighbourhoods are not often adequately represented. Taking into account tower clusters and their immediate vicinity, the net densities of groupings of apartment properties, excluding adjacent land uses, range from 150 to 350 people per hectare (pph), and in some areas have been found to reach 500 pph and higher.

Notes

*The factors accounting for the unique patterns of distribution between the GTHA and Outer Ring is a recommended area of future study.



01

Base layers for this map, as well as designated Greenbelt Areas and Urban Growth Centre Locations provided by the Ministry of Infrastructure and the Ministry of Municipal Affairs and Housing of the Ontario government.

Regional rapid transit corridors shown on this map are based on the research team's interpretation of Schedule 2 of the Metrolinx Regional Transportation Plan entitled "25-Year Plan for the Regional Rapid Transit and Highway Network".

02

Mapping Clusters

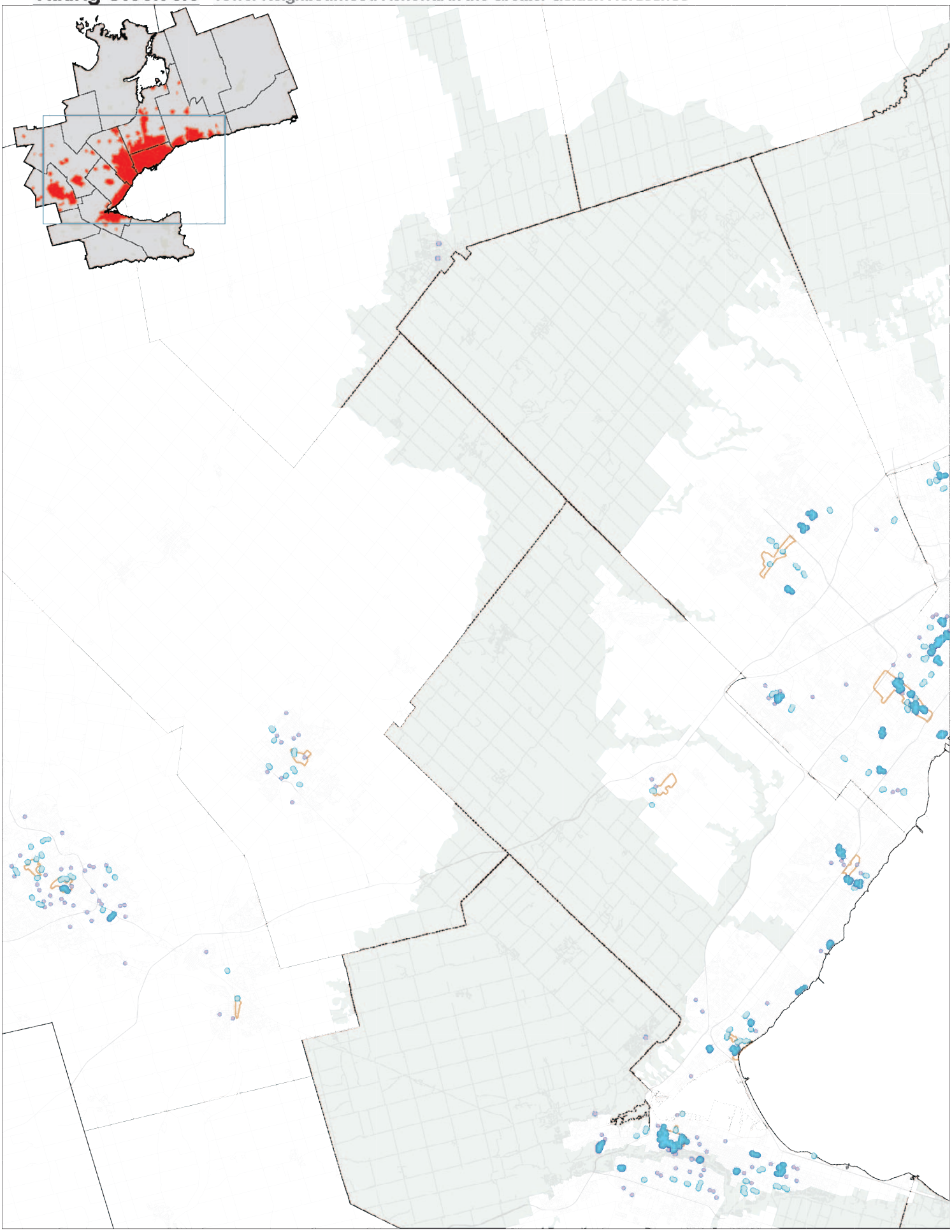
The map detail to the left (image 01), illustrates the concentration of large clusters in the west of Toronto and the east of Peel Region. A full sequence of maps can be seen in the following pages.

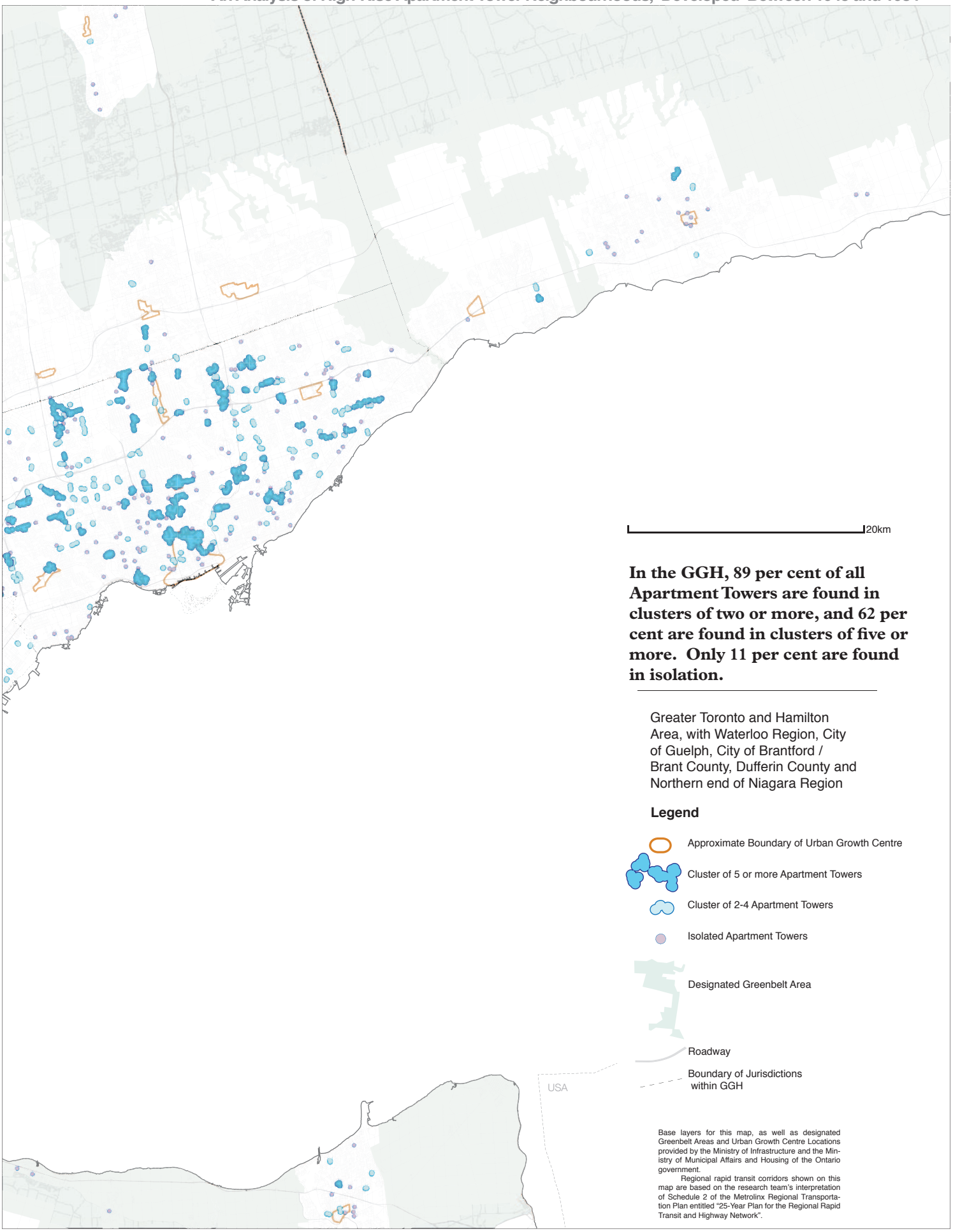
The Peanut, (Image 02), at Don Mills Rd., between Sheppard and Finch Aves., in the former Borough of North York, is an example of a master planned cluster, as discussed in Section 2.1

Cluster Examples

The following is a selection of clusters found throughout the region, ranging is size and geography. This random sampling is organized from smallest to largest collection of units.

Ritson Rd, Oshawa:
8 Towers, 1,076 units
Kingsway Dr., Kitchener:
5 Towers, 1,464 units
Oakville Trafalgar:
9 Towers, 1,975 units
Port Credit, Mississauga:
15 Towers, 1,802 units
Centennial and Barton, Hamilton:
15 Towers, 2,529 units
Bramalea, Brampton:
10 Towers, 3,541 units
Bloor and Dixie, Mississauga:
26 Towers, 3,350 units
Burnhamthorp and Hurontario, Mississauga:
16 Towers, 5,009 units
Dixon and Kipling, Toronto:
15 Tower, 6,105 units
Bathurst and Steeles, Toronto:
31 Towers, 6,950 units
Don Mills Peanut, Toronto:
31 Towers, 7,067 units
Crescent Town, Toronto:
26 Towers, 10,352 units
Downtown Hamilton:
83 Towers, 12,404 units
Yonge and Eglinton, Toronto:
57 Towers, 13,219 units





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Greater Toronto and Hamilton Area, with Waterloo Region, City of Guelph, City of Brantford / Brant County, Dufferin County and Northern end of Niagara Region

Legend

- Approximate Boundary of Urban Growth Centre
- Cluster of 5 or more Apartment Towers
- Cluster of 2-4 Apartment Towers
- Isolated Apartment Towers
- Designated Greenbelt Area
- Roadway
- Boundary of Jurisdictions within GGH

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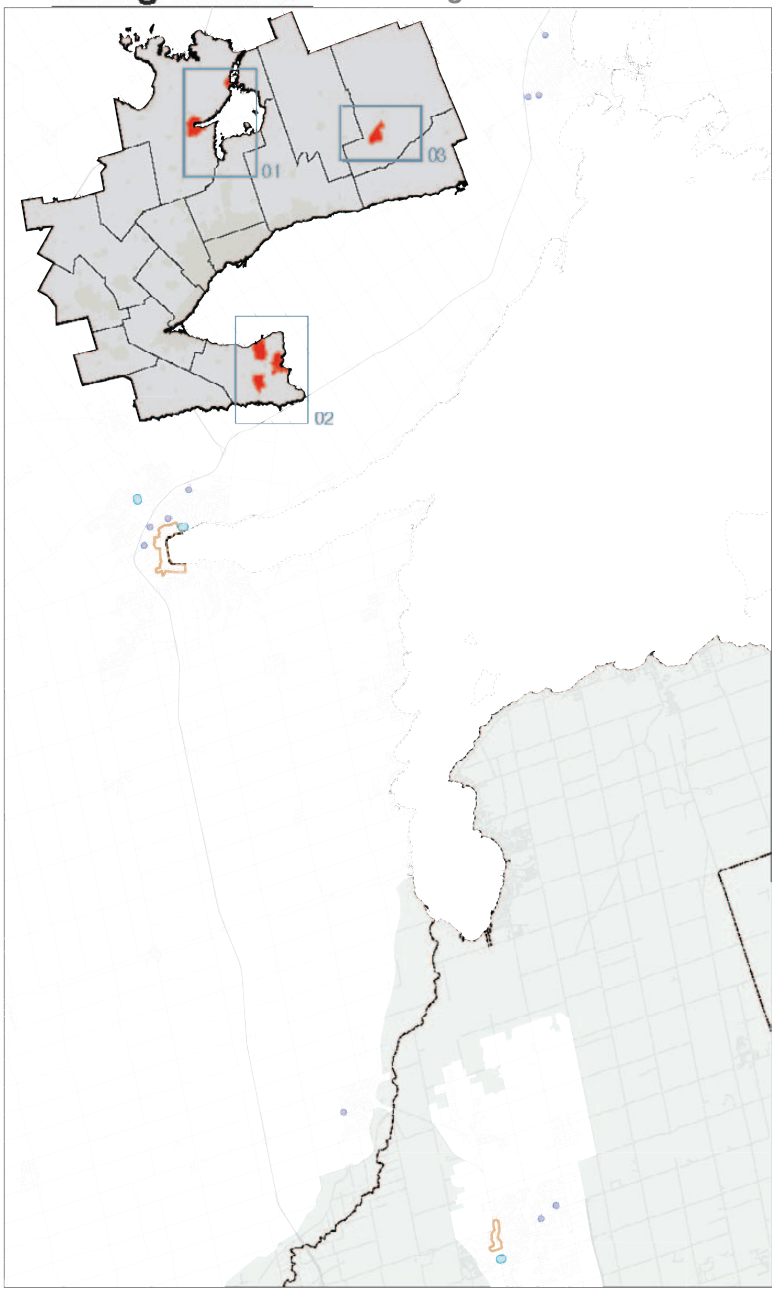
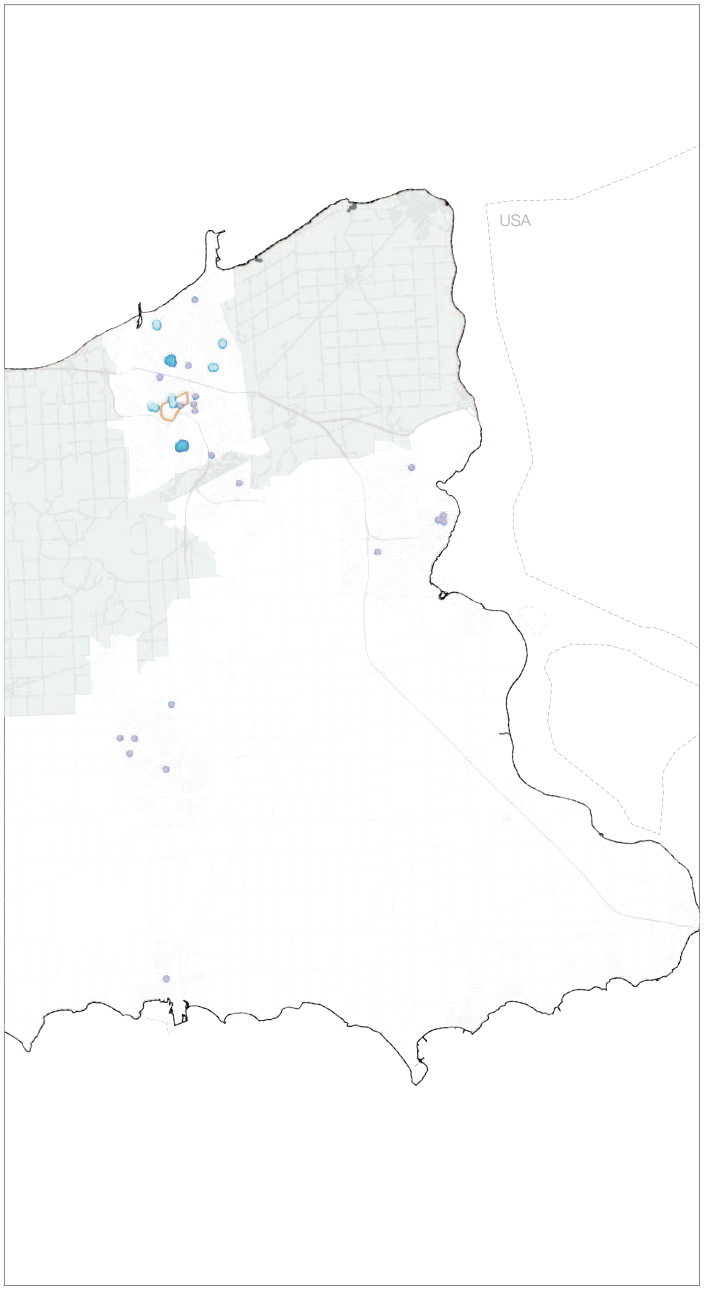
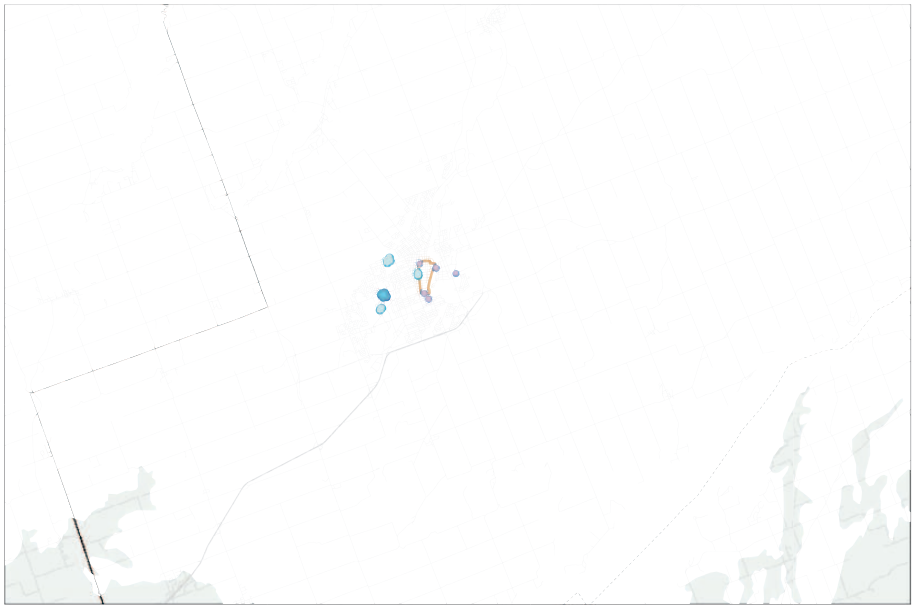


01) Simcoe County



02) Niagara Region

20km



03) City of Peterborough

Legend

- Approximate Boundary of Urban Growth Centre
- Cluster of 5 or more Apartment Towers
- Cluster of 2-4 Apartment Towers
- Isolated Apartment Towers
- Designated Greenbelt Area
- Roadway
- Boundary of Jurisdictions within GGH

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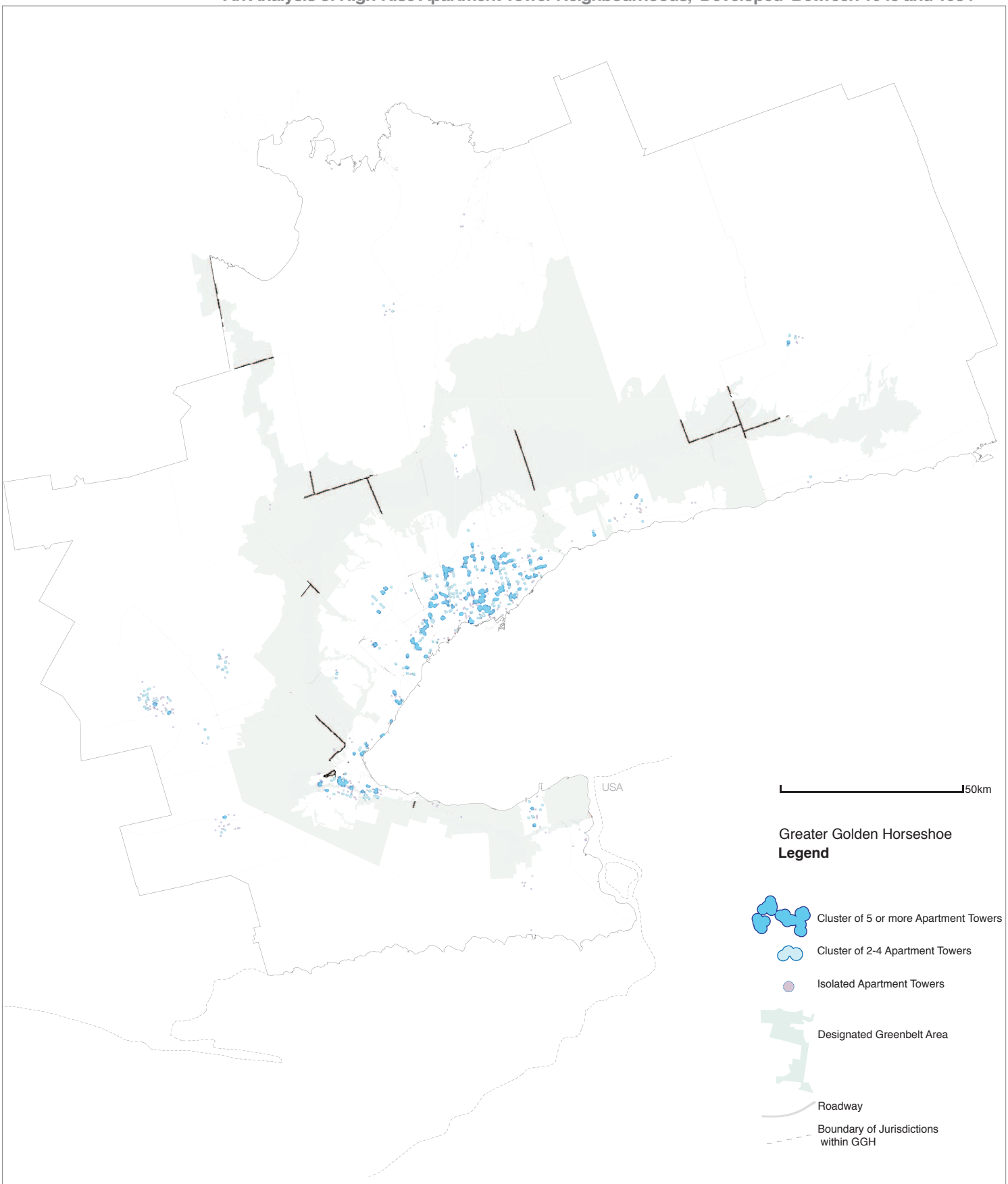

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