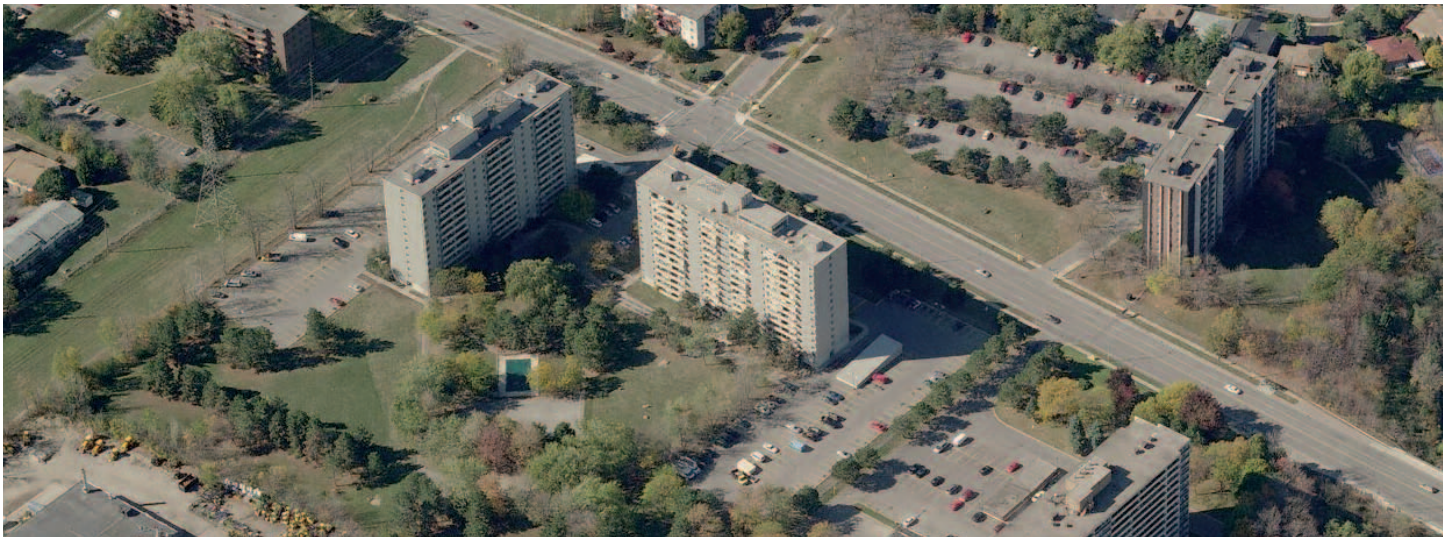


3.4 Large Properties

Apartment Towers Sit on Large Properties

Overview

Apartment Towers are generally situated on large land parcels. This is a legacy of open space ratios as high as 90 per cent, which were encouraged as part of the original site plan requirements at the time of development, to achieve the "tower-in–the-park" configuration.

The total land resource in the GGH on which Apartment Towers are situated is 2,197.5 hectares. Of this, 93 per cent is located in the GTHA.

Forty-seven per cent of Apartment Tower parcels in the GGH are greater than one hectare. With a typical building footprint of 10-20 per cent of site area, this suggests a significant amount of unbuilt space associated with these buildings. Apartment Tower properties less than 0.5 hectares in size account for only seven per cent of the buildings in the region.

The potential significance of the land area associated with Apartment Towers is even greater when the clustering phenomenon described in Section 3.3 is taken into account. Fifty-seven per cent of Apartment Tower properties share a property line with another Apartment Tower site. These adjacent parcels create large and contiguous areas of land. Collectively, these clustered Apartment Tower parcels represent approximately 1,640 hectares of land.

Parcel Distribution

GTHA

Smaller parcels tend to be located in older urban areas, where Apartment Towers were often built as infill or redevelopment. Larger parcels are generally associated with towers that were built as part of greenfield developments and master planned communities. In Hamilton for instance, 52 per cent of all Apartment Tower properties are less than 0.5 hectares, with only 22 per cent of properties larger than one hectare. The opposite trend is found in Mississauga, where 58 per cent of properties are one hectare and over, and only 15 per cent of properties are less than 0.5 hectares.

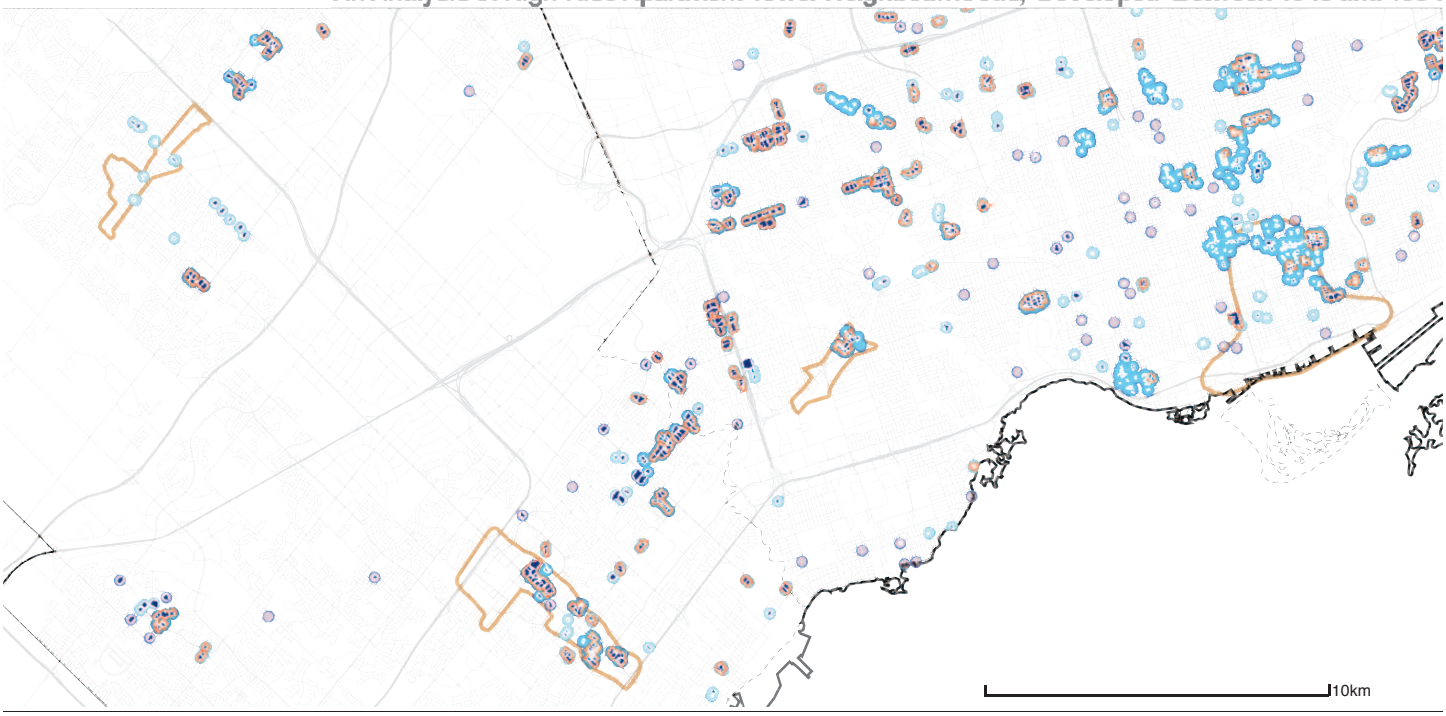
OUTER RING OF GGH

The Outer Ring follows a unique pattern from the GTHA, with the majority of properties between 0.5 and one hectare, and the trend described above with respect to property location and size less pronounced.

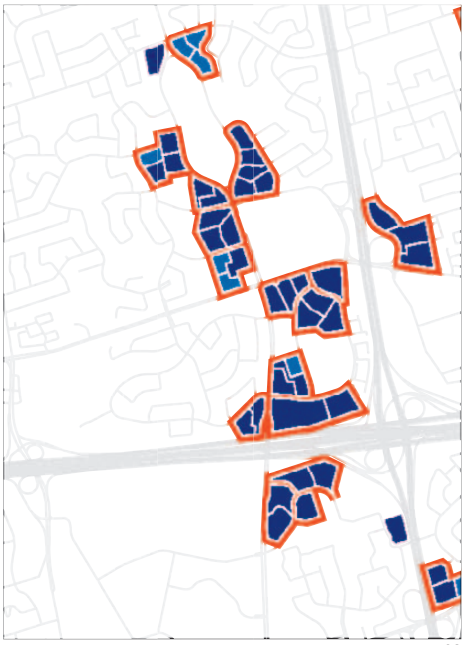
01

Images

01) Apartment Property in the former Borough of North York
02) West Toronto and Peel Region
03) Detail, Toronto, Don Valley Parkway and Highway 401
04) Detail, Toronto, Downtown



02



03

04

Legend (for images 03, 04)

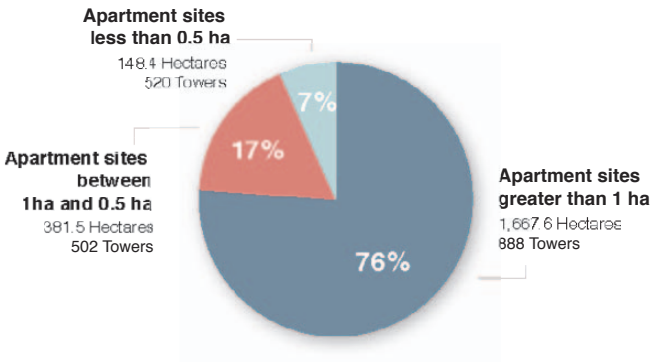
- Approximate Boundary of Urban Growth Centre
- Cluster of directly adjacent properties
- Property boundary, greater than 1 ha
- Property boundary, between 0.5 ha and 1 ha
- Property boundary, less than 0.5 ha
- Designated Greenbelt Area
- Roadway
- Boundary of Jurisdictions within GGH

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.

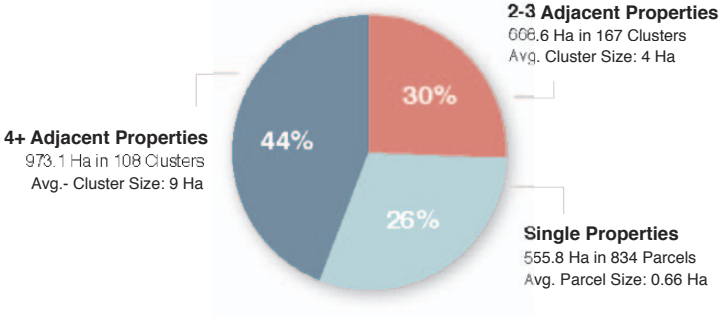
Regional rapid transit corridors shown on this map are based on the research team's interpretation of Schedule 2 of the Metrolinx Regional Transportation Plan entitled "25-Year Plan for the Regional Rapid Transit and Highway Network".

2km

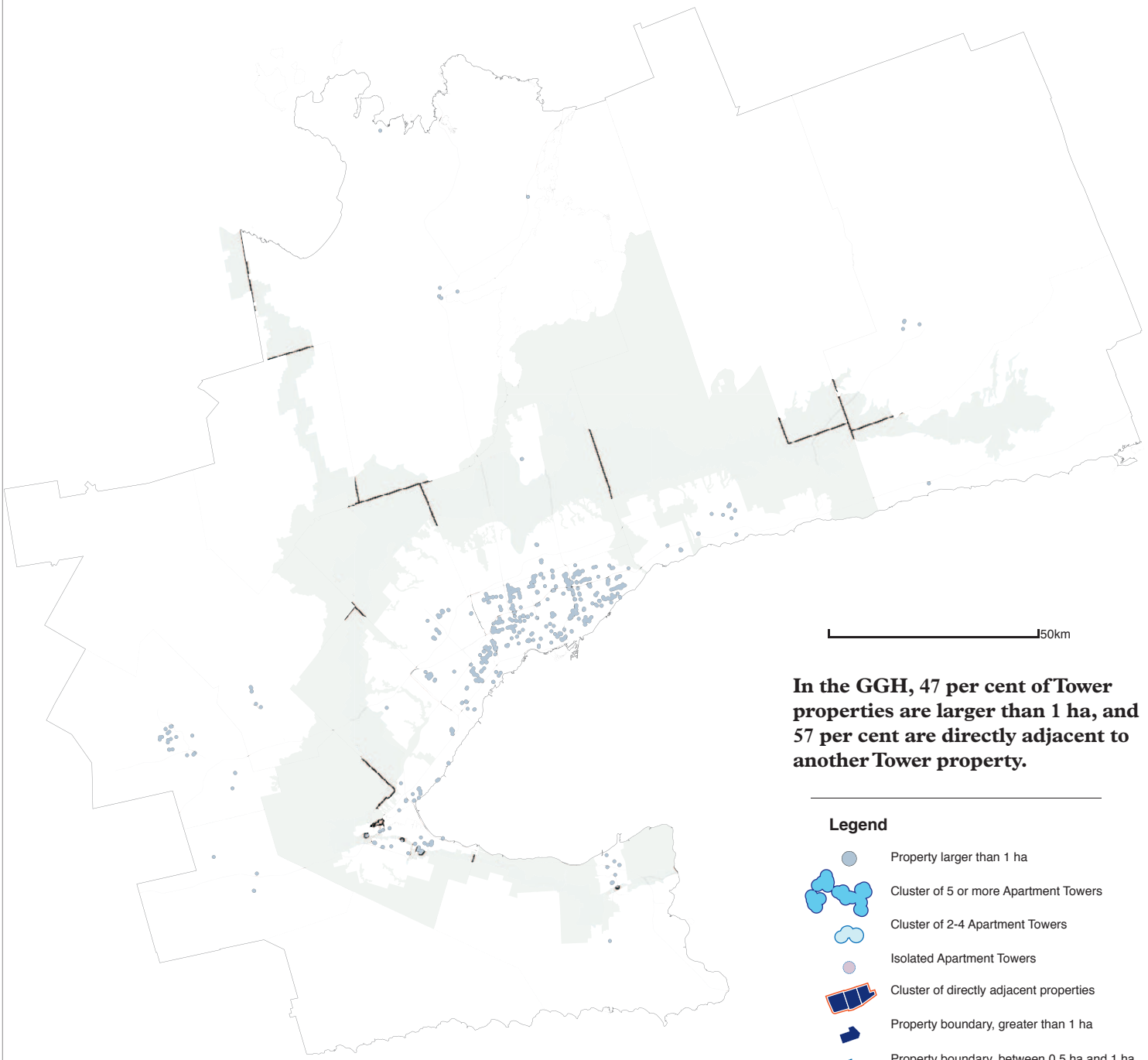
Total Hectares of Apartment Tower Sites by Property Size



Total Hectares of Apartment Tower Sites by Clusters of Adjacent Properties



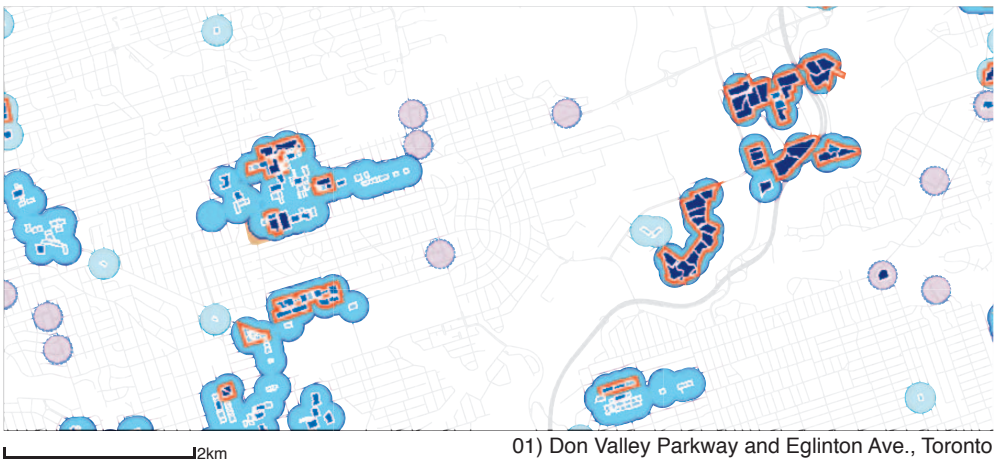
Total Hectarage of Apartment Sites: 2,197.5 ha



In the GGH, 47 per cent of Tower properties are larger than 1 ha, and 57 per cent are directly adjacent to another Tower property.

Legend

- Property larger than 1 ha
- Cluster of 5 or more Apartment Towers
- Cluster of 2-4 Apartment Towers
- Isolated Apartment Towers
- Cluster of directly adjacent properties
- Property boundary, greater than 1 ha
- Property boundary, between 0.5 ha and 1 ha
- Property boundary, less than 0.5 ha
- Designated Greenbelt Area
- Roadway
- Boundary of Jurisdictions within GGH



01) Don Valley Parkway and Eglinton Ave., Toronto

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.

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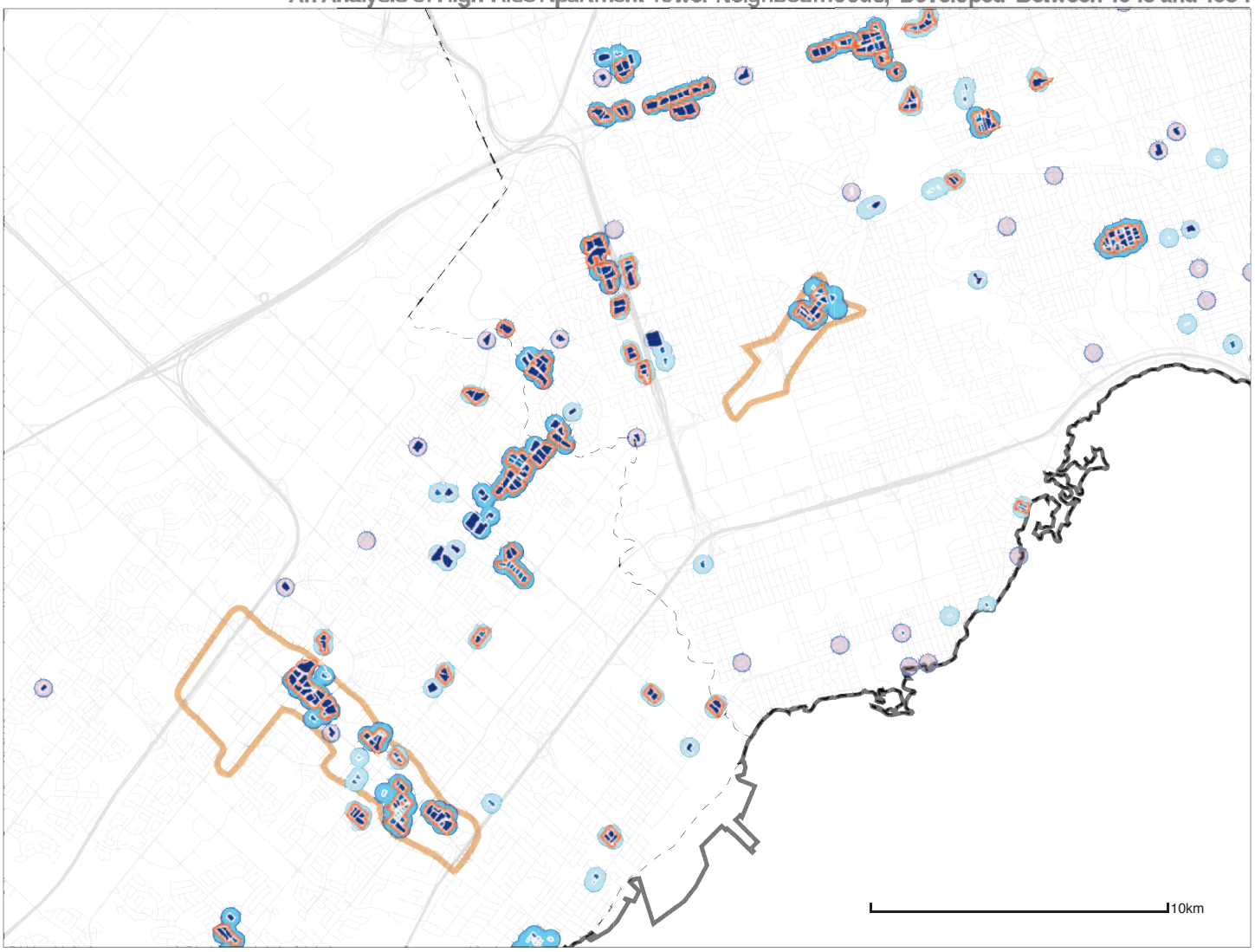
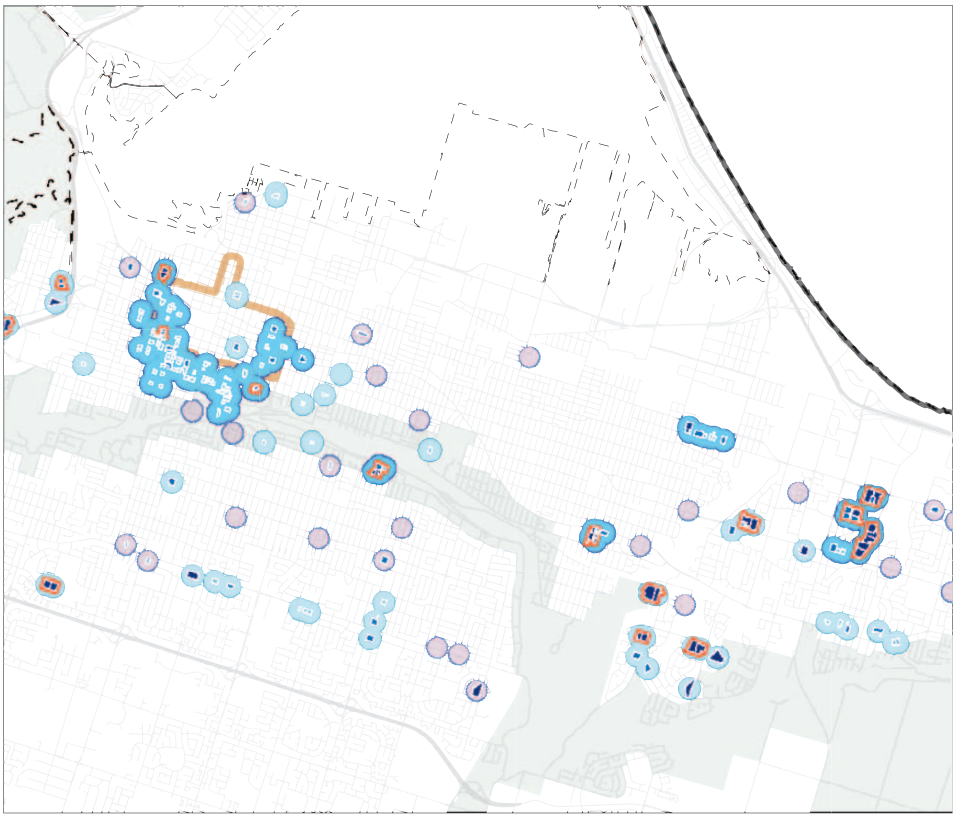


02) West Toronto & Peel



03) Downtown Hamilton

Legend

- Approximate Boundary of Urban Growth Centre
- Cluster of 5 or more Apartment Towers
- Cluster of 2-4 Apartment Towers
- Isolated Apartment Towers
- Cluster of directly adjacent properties
- Property boundary, greater than 1 ha
- Property boundary, between 0.5 ha and 1 ha
- Property boundary, less than 0.5 ha
- Designated Greenbelt Area
- Roadway
- Boundary of Jurisdictions within GGH

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"