

**APPENDIX B:**

**INTENSIFICATION**

**EXAMPLES**



## Intensification Examples

**Location:** 24 Chapel Street,  
Georgetown, Ontario

**Project Type:** Low-rise Apartment  
**Project Name:** Victoria Terrace



Source: 2007 Aerial Photography

### Statistics

<b>Year Built</b>	1999	<b>Storeys Above Grade</b>	3
<b>Area (lot size)</b>	0.545 ha	<b>Gross Floor Area</b>	5,077 sq m
<b>Floor Area Ratio/ Floor Space Index</b>	0.93	<b>Lot Coverage</b>	19.5%
<b>Total Residential Units</b>	40	<b>Population</b>	70
<b>Employment</b>	n/a	<b>Unit Yield (Persons Per Unit)</b>	1.758
<b>Density (units/hectare)</b>	74	<b>Density (people/hectare)</b>	128.4
<b>Lot Frontage</b>	14 m	<b>Parking Spaces</b>	50 total (27 underground)

Notes: Residence geared toward seniors in GO Station Study Area of Georgetown, in proximity to Downtown.

## Intensification Examples

**Location:** Segment of James & Wesleyan St,  
Georgetown, Ontario

**Project Type:** Street Townhouses  
**Project Name:** Village Terraces



Source: 2007 Aerial Photography

### Statistics

<b>Year Built</b>	2006	<b>Storeys Above Grade</b>	3
<b>Area (lot size)</b>	0.546 ha	<b>Gross Floor Area (Approx)</b>	7,149 sq m
<b>Floor Area Ratio/ (Approx) Floor Space Index</b>	1.31	<b>Lot Coverage (Approx)</b>	49%
<b>Total Residential Units</b>	27	<b>Population</b>	71
<b>Employment</b>	n/a	<b>Unit Yield (Persons Per Unit)</b>	2.628
<b>Density (units/hectare)</b>	49.5	<b>Density (people/hectare)</b>	130
<b>Lot Frontage</b>	119 m (2 streets)	<b>Parking Spaces</b>	59 (incl. 5 visitor spaces)

Notes: Infill development in downtown Georgetown.

## Intensification Examples

**Location:** 171 Main St S  
Georgetown Ontario

**Project Type:** Low Rise Apartment  
**Project Name:** Cote Terrace



Source: 2007 Aerial Photography

### Statistics

<b>Year Built</b>	1992	<b>Storeys Above Grade</b>	4
<b>Area (lot size)</b>	1.04 ha	<b>Gross Floor Area (Approx)</b>	6,920 sq m
<b>Floor Area Ratio/ (Approx) Floor Space Index</b>	0.67	<b>Lot Coverage (Approx)</b>	16.6%
<b>Total Residential Units</b>	80	<b>Population</b>	141
<b>Employment</b>	n/a	<b>Unit Yield (Persons Per Unit)</b>	1.758
<b>Density (units/hectare)</b>	75.9	<b>Density (people/hectare)</b>	136
<b>Lot Frontage</b>	98.5 m	<b>Parking Spaces</b>	59 (incl. 5 visitor spaces)

Notes: Seniors apartments.

## Intensification Examples

**Location:** 26 Hall Road  
Georgetown Ontario

**Project Type:** Mid Rise Apartment  
**Project Name:** Royal Ascot



Source: 2007 Aerial Photography

### Statistics

<b>Year Built</b>	1989	<b>Storeys Above Grade</b>	7
<b>Area (lot size)</b>	0.8 ha	<b>Gross Floor Area (Approx)</b>	10,465
<b>Floor Area Ratio/ (Approx) Floor Space Index</b>	1.31	<b>Lot Coverage (Approx)</b>	18.7%
<b>Total Residential Units</b>	83	<b>Population</b>	146
<b>Employment</b>	n/a	<b>Unit Yield (Persons Per Unit)</b>	1.758
<b>Density (units/hectare)</b>	103.8	<b>Density (people/hectare)</b>	182.5
<b>Lot Frontage</b>	100 m	<b>Parking Spaces</b>	

Notes:

## Intensification Examples

**Location:** 51 Birchway Place  
Acton Ontario

**Project Type:** Low Rise Apartment  
**Project Name:** Legion Terrace



Source: 2007 Aerial Photography

### Statistics

<b>Year Built</b>	1996	<b>Storeys Above Grade</b>	3
<b>Area (lot size)</b>	0.64 ha	<b>Gross Floor Area (Approx)</b>	5,397
<b>Floor Area Ratio/ (Approx) Floor Space Index</b>	0.84	<b>Lot Coverage (Approx)</b>	28.1%
<b>Total Residential Units</b>	50	<b>Population</b>	87.9
<b>Employment</b>	n/a	<b>Unit Yield (Persons Per Unit)</b>	1.758
<b>Density (units/hectare)</b>	78.1	<b>Density (people/hectare)</b>	137.3
<b>Lot Frontage</b>	148 m	<b>Parking Spaces</b>	51 incl. 1 handicapped

Notes: Seniors apartments.

## Intensification Examples

**Location:** Halton Hills Dr  
Georgetown Ontario

**Project Type:** Apartment  
**Project Name:** The Gallery at Bennett Village



Source: 2007 Aerial Photography

Notes: Seniors apartments.

### Statistics

<b>Year Built:</b>	Phase 1: Under Const. Phase 2: Pending	<b>Storeys Above Grade</b>	12
<b>Area (lot size)</b>	0.987 ha	<b>Gross Floor Area</b>	Phase 1: 13,054 sq m Both Phases: 26,108 sq m
<b>Floor Area Ratio/ Floor Space Index</b>	Phase 1: 1.32 Both Phases: 2.64	<b>Lot Coverage</b>	11.1%
<b>Total Residential Units</b>	Phase 1: 105 Both Phases: 210	<b>Population</b>	Phase 1: 185 Both Phases: 370
<b>Employment</b>	n/a	<b>PPU (2007 BPE)</b>	1.758
<b>Density (units/hectare)</b>	Phase 1: 106 Both Phases: 213	<b>Density (people/hectare)</b>	Phase 1: 188 Both Phases: 375
<b>Lot Frontage</b>	148 m	<b>Parking Spaces</b>	Phase 1: 162 (110 underground)

## Intensification Examples

**Location:** 20 McFarlane Dr,  
Georgetown, Ontario

**Project Type:** High Rise Apartment  
**Project Name:** Sands Condominium



Source: 2007 Aerial Photography

### Statistics

<b>Year Built</b>	1988	<b>Storeys Above Grade</b>	16
<b>Area (lot size)</b>	1.12 ha (minus Greenlands)	<b>Gross Floor Area</b>	17,860 sq m
<b>Floor Area Ratio/ Floor Space Index</b>	0.74	<b>Lot Coverage</b>	5.4%
<b>Total Residential Units</b>	160	<b>Est. Population</b>	281
<b>Employment</b>	n/a	<b>Unit Yield (Persons Per Unit)</b>	1.758
<b>Density (units/hectare)</b>	143	<b>Density (people/hectare)</b>	251
<b>Lot Frontage</b>	307.1	<b>Parking Spaces</b>	221 (193 underground)