

Yonge Street Study

Density

- Overall Density Target is 2.5 F.S.I.
- Create Density Transition, with higher density towards Yonge Street and Steeles Ave. and lower density towards existing residential neighbourhood



Variety for 1.0 F.S.I

100% Site Coverage

50% Site Coverage

25% Site Coverage

		Density Demonstration <i>example site: 16,062 sqm</i>			
		2.0	2.5	3.0	3.5
P L A N	GFA	32,124 m ²	40,155 m ²	48,186 m ²	56,217 m ²
3 D					
		 1.5 ~ 2.0 F.S.I.	 2.5 F.S.I.	 3.0 F.S.I.	 3.5 F.S.I.