

Attachment 1: Intensification Forms

Based on Provincial Policy Statement and the Places to Grow Plan definition, there can be 3 forms of intensification ⁱ:

1. Infill: Infill housing involves the construction of new housing units on small parcels of vacant or underutilized land throughout the Region. In addition to vacant lots, examples can include under-utilized parking lots and front/rear yards.
 2. Redevelopment: Redevelopment involves complete replacement of an existing land use with a residential development of a higher density. An example may include replacing low density housing with medium to high-rise residential (i.e. rowhouses/townhouses and apartments), or brownfield and greyfield redevelopment.
 3. Addition and Expansion: Addition and expansion development involves adding new housing units to an existing building through renovations or the construction of a building addition. Examples include the addition of a garage apartment to an existing home or the addition of housing units onto a commercial or institutional building.
- Intensification units themselves can take various built-forms ranging from lofts, gentrified developments and luxury condominiums to rental apartments and social housing.ⁱⁱ
 - Intensification developments should also reflect the characteristics and needs of the user. For example, if the targeted population is families with children, ground oriented development such as town- and row houses would be more appropriate compared to high rise buildings.ⁱⁱⁱ

ⁱ City of Hamilton & Dillon Consulting, *Growth Related Integrated Development Strategy: Growth Report*, May 2006

ⁱⁱ Canadian Mortgages and Housing Corporation (CMHC), Research Report *Intensification in Urban Areas*, November 1998.

ⁱⁱⁱ Ibid.