

The solution

Planners would like to implement two different strategies to combat urban sprawl. The first, nodal development, would increase density in the suburban regions.

NODAL DEVELOPMENT

Number of residents and jobs per acre
150 to 250

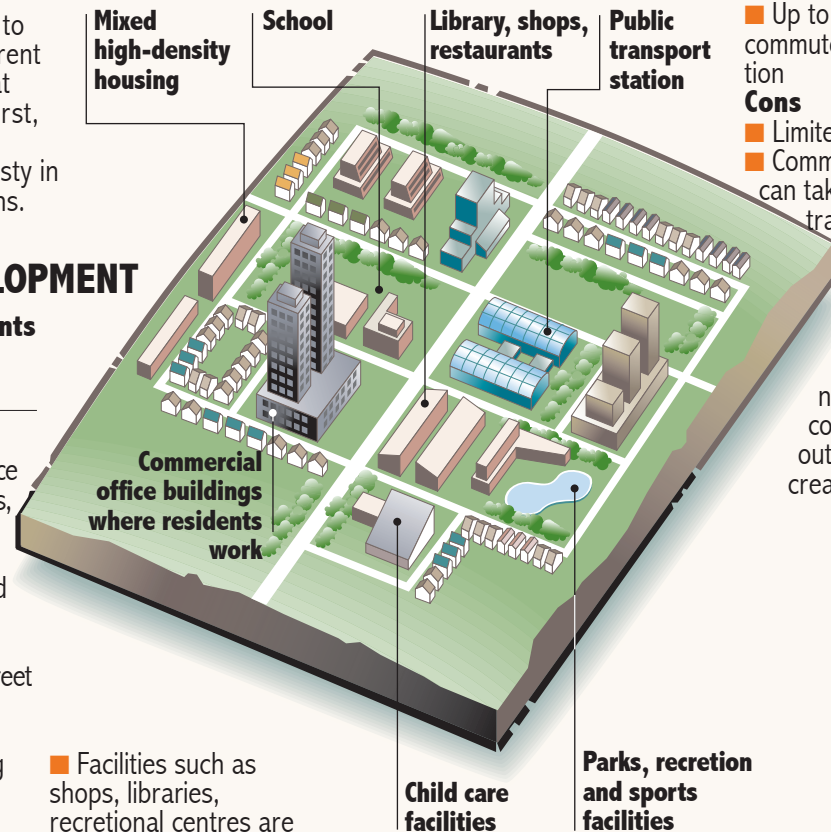
Type of building

Multiple, including office towers, condominiums, low- and medium-rise rental apartments, townhouses, detached and semi-detached houses. Retail spaces and restaurants at street level.

Pros

- Variety of housing accommodates cross-section of community.

- Facilities such as shops, libraries, recreational centres are within walking distance.



- Surrounding agricultural lands are preserved.
- Some residents work locally
- Up to 50 per cent of workers commute by public transportation

Cons

- Limited private gardens
- Commute to downtown job can take 30 to 60 minutes by train, 60 to 90 minutes by car

Land best suited for this development

- Existing community is enlarged or new community on the outskirts of the city is created

URBAN INTENSIFICATION

The second strategy would see 1 million more people squeezed into the city proper.

Number of residents and jobs per acre
200 to 400

Type of building

Concominium/office towers, medium- and high-rise rental apartments, townhouses, some single-family homes. Retail space and restaurants at street level.

Pros

- Suitable for a wide variety of housing needs – from community housing to upscale private condominiums.
- Proximity to downtown jobs, stores, restaurants, entertainment, parks
- Many people can walk, bike or take subway, bus or streetcar to work
- If working outside downtown, commuting is against the traffic by car or public transportation

Cons

- Limited private gardens
- People and noise overload

Land best suited for this development

- Abandoned downtown industrial areas, such as docklands or railway lands; undeveloped lands, warehouse areas

