# Strong market, limited area conditions

- These are typically suburban and auto-centric environments.
- Strong market conditions given land availability and infill opportunities, established road and transit infrastructure, or direct linkages to urban centres and major mobility hubs (e.g., proximity to airports, urban downtown).
- Surrounding land uses and low density built form around transit stations may not currently encourage an ideal mix of uses or public realm amenities to encourage transit ridership.
- Areas may be served by transit, but if service is infrequent or barriers exist to make transit accessible (poor station access due to road design issues or limited active transportation connections), transitsupportive development can be limited.
- A lack of transit amenities/infrastructure and other area-wide conditions (including land use policies) to support existing transit service may limit the development of transit-supportive communities.
- Examples: GO stations (Milton, Dixie, or Meadowvale), LRT stations (Bristol and Matheson Hurontario LRT stations).

#### Strong market, moderate area conditions

## Strong market, area conditions

- These are typically mixed-use neighbourhoods with an enhanced level of infrastructure for cycling and walking as well as other public realm amenities around transit stations.
- Due to strong market conditions, there may be limited land availability. As a result, development is predominately infill or on brownfields.
- Areas served by higher order transit and good intermodal connections and station access have the highest potential for transit-supportive development in the near term.
- For areas with infrequent transit service, the attractiveness of housing and employment development can be supported further by improved transit service.
- Examples: GO stations (Clarkson, Cooksville, Port Credit, Streetsville, Long Branch, or Pickering), LRT stations (Dundas Hurontario LRT station).

Moderate n

Moderate market, limited area conditions

moderate a

#### Moderate market, moderate area conditions

Moderate market, strong area conditions

# Limited market, area conditions

- These are typically existing stable low density residential neighbourhoods and/or employment areas around transit stations.
- Limited development or redevelopment interest/potential around transit due to the existing constraints such as the built form, urban design or land use designations (e.g., reverse-lotted properties, presence of undevelopable lands).
- Areas may be served by transit, but if service is infrequent or barriers exist to make transit accessible (poor station access due to road design issues, limited active transportation connections), transitsupportive development can be limited.
- A lack of transit amenities and area-wide conditions (including land use policies) to support existing transit service may limit the development of transit-supportive communities.
- Examples: GO stations (Erindale or Lisgar), LRT stations (Mineola, Rathburn Hurontario LRT stations).

#### Limited market, moderate area conditions

### Limited market, strong area conditions

- These are typically areas that may be characterized by one dominant land use such as residential neighbourhoods with limited employment such as office uses.
- Despite some favourable land use policies and zoning (e.g., no height restrictions), there is limited market demand for certain business and employment uses such as high density office development. As a result, there is ample land availability for employment uses near transit.
- Even where higher order transit exists with good intermodal connections and station access, there is a lack of density. As a result, there is low to moderate transit use at these stations.
- Areas may be served by transit, but if service is infrequent, transit-supportive development can be limited.
- Examples: GO stations (Meadowvale GO), BRT stations (Renforth, Orbitor, Spectrum, Etobicoke Creek), LRT stations (Duke of York, Robert Speck, Britannia, Eglinton Hurontario LRT stations).

limited moderate strong