

One of Canada's leading economic consulting firms has told you this approach to density doesn't hold water.



**6,900 Units**  
(households)

÷

**Absorption Rate of**  
**300/year**

=

**23**  
Years

**The TOC has the potential to undermine the development of other sites in Midtown by taking a disproportionate share of the residential market for Midtown. It can do the same thing to hard infrastructure such as water/wastewater/transportation capacities.**