

## APPENDIX VII-C DENSITY CALCULATION

### Density Calculation

Density Range (uph)		Area	Number of Units
Low	16	71.24*	1,140
	30		2,137
Medium	50	31.57*	1,579
	75		2,368
High	75	1.31	98
	125		164

\* areas subject to change; to be based on adopted Schedule A-3

Employment Density	30 jobs/ha	58.34 ha	1,750 jobs on employment lands
Population-based employment			302 jobs
Total employment in Plan Area			2,052 jobs

Total number of units

1. Using minimum densities = 2,817
2. Using maximum densities = 4,669

**Target: 53 people and jobs per hectare**

**Assumed employment density: 30 jobs per hectare**

#### 1. Employment Calculation

Employment Gross Developable Area = 58.34 ha

30 jobs per hectare x 58.34 ha = 1,750 jobs

**Total employment = 1,750 employment jobs + 302 population-based jobs = 2,052 jobs**

*Total Greenfield Gross Developable Area = 169.07 ha*

*Total Employment GDA = 58.34 ha*

*Total Residential GDA = 104.12 ha*

#### 2. Residential calculation

53 people and jobs per hectare x 169.07 ha

= 8,961 people and jobs

8,961 people and jobs - 2,052 jobs = **6,909 people**

Assume an average household size of 2.57 people per unit. (Average of the household size from Regional Policy Plan Amendment 2-2009 over the timeframe for the build-out of the secondary plan.)

6,909 people/2.57 people per unit = **2,688 units**

**2,688 units/104.12 ha = 25.8 uph – minimum overall target residential density.**

#### Housing Split assuming a low density target of 16 uph

Low density GDA = 71.24 ha

16 uph x 71.24 ha = 1,140 units

**Scenario 'A': medium and high density lands develop at their minimum target densities**

2,817 units - 1,140 units = 1,677 medium and high density units

1,677 units/32.9 ha = 51.0 uph - minimum overall density for medium/high density housing.

**Housing split = 41% low density; 59% medium/high density**

**Scenario 'B': medium and high density lands develop at their maximum target densities**

4,669 units - 1,140 units = 3,529 medium and high density units

3,529 units/32.9 ha = 107.3 uph - maximum overall density for medium/high density housing.

**Housing split = 24% low density; 76% medium/high density**