

Grand Niagara Secondary Plan

APPENDIX B

Population and Jobs Estimate

- Total Land Area 330 ha
- Total Developable Area 208 ha

EMPLOYMENT

Type of Employment	Gross Area (ha)	employment/ha	Total
Employment Area (ELE) built up	25.71	30	771
Employment Area (ELE) greenfield	26.93	30	808
Hospital Employment	37.00	30	1110
Mixed Use *	14.5	Not applicable	780
Community Area **	104	Not applicable	100
TOTAL	208.14	Not applicable	3569

Notes:

1. Gross land area includes all roads, parks, stormwater management facilities.
2. Employment density of 30 jobs per hectare applied across the Secondary Plan area.
3. Assumed 50% of the total Mixed Use land area of 14.5ha is roads, SWM, parks. Further assumed that 25% of the net area of 7.25ha is Non-Residential. Applied an average Floor Space index (FSI) of 1.5, an average building height of 3 storeys, and 35m²/job.
4. Assumed two elementary schools for community area employment.

RESIDENTIAL UNITS AND POPULATION

Neighbourhood 1: Low Range Projection

Unit Types	Net Area (ha)	Net Density (units/ha)	Units	Persons per Unit	Population
Single / Semi (75%)	15.25	20	305	3.28	1000
Townhouse (25%)	5.04	20	101	1.74	175
Subtotal	20.29	Not applicable	406	Not applicable	1175

Neighbourhood 1: Mid-High Range Projection

Unit Types	Net Area (ha)	Net Density (units/ha)	Units	Persons per Unit	Population
Single / Semi (75%)	15.25	20	305	3.28	1000
Townhouse (25%)	5.04	40	202	1.74	351
Subtotal	20.29	Not applicable	507	Not applicable	1351

Neighbourhood 2: Low Range Projection

Unit Types	Net Area (ha)	Net Density (units/ha)	Units	Persons per Unit	Population
Single / Semi (75%)	18.86	20	377	3.28	1237
Townhouse (25%)	6.28	20	126	1.74	219
Subtotal	25.14	Not applicable	503	Not applicable	1456

Neighbourhood 2: Mid-High Range Projection

Unit Types	Net Area (ha)	Net Density (units/ha)	Units	Persons per Unit	Population
Single / Semi (75%)	18.86	20	377	3.28	1237
Townhouse (25%)	6.28	40	251	1.74	437
Subtotal	25.14	Not applicable	628	Not applicable	1674

Neighbourhood 3: Low Range Projection

Unit Types	Net Area (ha)	Net Density (units/ha)	Units	Persons per Unit	Population
Single / Semi (80%)	8.74	20	175	3.28	573
Townhouse (20%)	2.18	20	44	1.74	76
Subtotal	10.92	Not applicable	218	Not applicable	649

Neighbourhood 3: Mid-High Range Projection

Unit Types	Net Area (ha)	Net Density (units/ha)	Units	Persons per Unit	Population
Single / Semi (80%)	18.86	20	175	3.28	573
Townhouse (20%)	6.28	40	87	1.74	152
Subtotal	25.14	Not applicable	262	Not applicable	752

Mixed Use Residential: Low Range Projection

Unit Types	Net Area (ha)	Net Density (units/ha)	Units	Persons per Unit	Population
Townhouse/Stacked/Multiples	5.44	50	272	1.74	473

Mixed Use Residential: Mid-High Range Projection

Unit Types	Net Area (ha)	Net Density (units/ha)	Units	Persons per Unit	Population
Townhouse/Stacked/Multiples	5.44	74	408	1.74	710

Notes:

- Net density taken from Built-Up Area, Policy 1.15.5 of the Official Plan.
 - Single and semi detached dwellings street townhouses block townhouses and other compatible housing forms are to be developed to a **maximum net density of 40 units per hectare with a minimum net density of 20 units per hectare** and should generally be located on local or collector roads...
 - Stacked townhouses apartments and other multiple housing forms with building heights of not more than 4 storeys can be developed to a **maximum net density of 75 units per hectare with a minimum net density of 50 units per hectare**
- Persons per unit (ppu) taken from Niagara Falls Development Charges By-law 2014.
 - Singles/Semi's 3.28
 - Rows and Multiples 1.74
 - Apartments 1.61
- Assumed 50% of the total Mixed Use land area of 14.5ha is roads, SWM, parks. Further assumed that 25% of the net area of 7.25ha is Non-Residential.