

APPENDIX B

For Discussion Purposes

Population and Jobs Estimate

Total Land Area	330 ha
Total Developable Area	212 ha

EMPLOYMENT

	Gross Area (ha)	/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 *	17.9	-	1000
Community Area **	104	-	100
TOTAL	211.54		3789

Notes:

- Gross land area includes all roads, parks, stormwater management facilities.
- Employment density of 30 jobs per hectare applied across the Secondary Plan area.
- Assumed 50% of the total Mixed Use land area of 17.9ha is roads, SWM, parks. Further assumed that 25% of the net area of 8.95ha is Non-Residential. Applied an average Floor Space Index (FSI) of 1.5, an average building height of 3 storeys, and 35m²/job.
- Assumed two elementary schools for community area employment.

RESIDENTIAL UNITS AND POPULATION

Low Range Projection

NEIGHBOURHOOD 1

Unit Types	Net Area (ha)	Net density	Units	ppu	Population
Single / Semi (75%)	15.25	20 u/ha	305	3.28	1000
Townhouse (25%)	5.04	20 u/ha	101	1.74	175
Subtotal	20.29		406		1176

NEIGHBOURHOOD 2

Unit Types	Net Area (ha)	Net density	Units	ppu	Population
Single / Semi (75%)	18.86	20 u/ha	377	3.28	1237
Townhouse (25%)	6.28	20 u/ha	126	1.74	219
Subtotal	25.14		503		1456

NEIGHBOURHOOD 3

Unit Types	Net Area (ha)	Net density	Units	ppu	Population
Single / Semi (80%)	8.74	20 u/ha	175	3.28	573
Townhouse (20%)	2.18	20 u/ha	44	1.74	76
Subtotal	10.92		218		649

MIXED USE RESIDENTIAL

Unit Types	Net Area (ha)	Net Density	Units	ppu	Population
Townhouse / Stacked / Multiples	6.71	50 u/ha	336	1.74	584

TOTAL			1463		3865
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Mid-High Range Projection

Net density	Units	ppu	Population
20 u/ha	305	3.28	1000
40 u/ha	202	1.74	351
	507		1351

Net density	Units	ppu	Population
20 u/ha	377	3.28	1237
40 u/ha	251	1.74	437
	628		1674

Net density	Units	ppu	Population
20 u/ha	175	3.28	573
40 u/ha	87	1.74	152
	262		725

Net Density	Units	ppu	Population
75 u/ha	503	1.74	876

	1900		4626
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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 17.9ha is roads, SWM, parks. Further assumed that 75% of the net area of 8.95ha is Residential.