

# 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**

**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.**

<i>Total Greenfield Gross Developable Area = 169.07 ha</i>
<i>Total Employment GDA = 58.34 ha</i>
<i>Total Residential GDA = 104.12 ha</i>

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	
<b>Scenario 'A': medium and high density lands develop at their minimum target densities</b>	<b>Scenario 'B': medium and high density lands develop at their maximum target densities</b>
2,817 units - 1,140 units = 1,677 medium and high density units	4,669 units - 1,140 units = 3,529 medium and high density units
1,677 units/32.9 ha = 51.0 uph - minimum overall density for medium/high density housing.	3,529 units/32.9 ha = 107.3 uph - maximum overall density for medium/high density housing.
<b>Housing split = 41% low density; 59% medium/high density</b>	<b>Housing split = 24% low density; 76% medium/high density</b>