

November 19, 2021

Draft Land Budget

The land budget below is based on the draft secondary plan released in June 2021. The total amount of land within the study area is approximately 415 hectares, of which almost 191 hectares of land is non-developable.

Of the land that is developable (approximately 224.34 hectares), 123.49 hectares is proposed to be designated low density residential, 68.91 hectares is proposed to be designated medium density residential, 16.69 hectares is proposed to be designated high density residential, 8.86 hectares is proposed to be designated mixed use and the remaining lands are a mix of service commercial, neighbourhood commercial and office/commercial lands.

This mix of land use designations, along with the assumptions outlined below the chart, result in a target population of just over 16,000 people and approximately 1,250 jobs. The target number of residential units is estimated to be 7,152.

The chart below provides 'max' and 'target' numbers for each category. The target number includes the assumptions outlined below the chart, while the max number reflects the maximum units and population that could be accommodated by the current version of the draft secondary plan.

The chart below shows a total of 746 jobs throughout the secondary plan area. Based on work completed by Watson & Associates Economists Ltd., it is also expected that the secondary plan will create over 500 combined work at home/no fixed place of work jobs, resulting in an overall job target for the secondary plan area of 1,250 jobs.

Draft Population and Employment (based on June 2021 version of Draft Secondary Plan)

Land Use	Gross Area (Hectares)
Study Area	415.17

Gross to Net Developable Area	
Non-Developable Lands	
Open Space	1.91
Existing Roads (Gordon St.)	6.04
Natural Heritage System	182.87
Total	190.82

Land Use	Gross Area (Hectares)	Net Area (Hectares)	Percent Land Area	Units per Net Hectare		Units (Residential)		Population		Jobs		Population + Jobs (Total)	
				Max	Target	Max	Target	Max	Target	Max	Target	Max	Target
Low Density Residential	123.49	55.7		60	32	3,313	1,767	8,116	5,417			8116	5417
Roads		21.4	17.3%										
Parks and Schools		31.2	25.3%							127	127	127	127
Natural Area Overlay	1.61	1.1	0.9%										
Stormwater Management		14.1	11.4%										
Convenience Commercial		0.1	0.1%							7	7	7	7
Medium Density Residential	68.91	36.4		100	68	3,617	2,472	8,862	5,296			8862	5296
Roads		17.8	25.8%										
Parks and Schools		11.7	17.0%							113	113	113	113
Natural Area Overlay	0.86	0.6	0.9%										
Stormwater Management		2.4	3.5%										
Convenience Commercial		0.1	0.1%							7	7	7	7
High Density Residential	16.69	11.7		250	175	2,894	2,026	4,862	3,404			4862	3404
Roads		2.9	17.6%										
Parks and Schools		0.9	5.3%										
Natural Area Overlay	0.42	0.3	1.8%										
Stormwater Management		0.9	5.2%										
Convenience Commercial		0.1	0.4%							4	4	4	4
Mixed Use	8.86	6.8											
Roads		1.6	18.0%										
Parks and Schools		0.5	5.7%										
Commercial (25%)		1.7	19.1%							110	110	110	110
Residential (75%)		5.1	57.2%	250	175	1,267	887	2,129	1,490			2,129	1,490
Service Commercial	1.88	1.2								87	87	87	87
Roads		0.1	7.9%										
Parks and Schools		0.4	21.1%										
Stormwater Management		0.2	9.0%										
Neighbourhood Commercial	0.56	0.4								26	26	26	26
Roads		0.2	34.8%										
Parks and Schools		0.0	0.0%										
Stormwater Management		0.0	0.0%										
Office/Commercial	3.95	3.1											
Roads		0.5	12.2%										
Parks and Schools		0.4	10.5%										
Stormwater Management		0.0	0.0%										
Commercial (25%)		0.8	19.3%							55	55	55	55
Office (75%)		2.3	58.0%							211	211	211	211
Undercount Adjustment (3.5%)								839	546			839	546
Total	224.34					11,091	7,152	24,808	16,153	746	746	25,554	16,900

Total Non-Developable & Developal	415.17
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*Undercount, is a term that refers to the net census undercoverage, and is an adjustment to the population to account for the people who were missed by the Census, but who should have been counted in the population reported by the Census.

Draft Land Use Assumptions by Land Use Designation

Low Density Residential Areas

- permitted density range is assumed to be 20-60 units per hectare
- assume 70% of the net area would be single detached at approximately 30 units per hectare
- assume 30% of the net area would be townhouses at approximately 38 units per hectare

Medium Density Residential Areas

- permitted density range is assumed to be 35-100 units per hectare
- assume 45% of the net area will be standard townhouses at approximately 38 units per hectare
- assume 55% of the net area will be a mix of stacked townhouses (15%) and apartments (40%). Stacked townhouses assumed to achieve an overall average density of 75 units per hectare. Apartments assumed to achieve an overall average density of 100 units per hectare.

High Density Residential Areas

- permitted density range is assumed to be 100-250 units per hectare
- assume 100% of the net area will be apartments at an overall average density of approximately 175 units per hectare

Mixed Use Areas

- permitted density range is assumed to be 100-250 units per hectare for the residential portion
- assume 50% of the net area will be high density residential at an overall average density of approximately 175 units per hectare

The net area is calculated as the gross area of the land use designation, less lands required for servicing (roads, moraine ribbon, schools, parks, stormwater management areas).