

# Appendix A – Land Use

Refers to Section 3.8 and 3.9

Land Use/Area*	Concept 1	%	Concept 2	%	Concept 3	%
Mixed Use**	16.62 ha	12.0%	17.45 ha	12.9%	14.51 ha	10.8%
Commercial	11.67 ha	8.4%	11.64 ha	8.6%	11.66 ha	8.7%
Medium to high density residential	71.37 ha	51.7%	54.32 ha	40.1%	-	-
Low to medium density residential	28.24 ha	20.4%	34.39 ha	25.4%	-	-
Mixed density residential	-	-	-	-	94.85 ha	70.6%
Parks	7.06 ha	5.1%	7.25 ha	5.3%	10.24 ha	7.6%
Elementary School	2.70 ha	2.0%	2.44 ha	1.8%	2.69 ha	2.0%
High School	-	-	7.56 ha	5.6%	-	-
Public/Institutional	0.49 ha	0.4%	0.49 ha	0.4%	0.49 ha	0.4
<b>TOTAL</b>	<b>138.15 ha</b>	<b>100%</b>	<b>135.54 ha</b>	<b>100%</b>	<b>134.43 ha</b>	<b>100%</b>

  

Employment	Concept 1	-	Concept 2	-	Concept 3	-
Mixed Use**	3,117	-	3,271	-	2,720	-
Commercial	992	-	990	-	991	-
School	25	-	50	-	25	-
Home-based	367	-	312	-	306	-
<b>TOTAL ***</b>	<b>4,500</b>	<b>-</b>	<b>4,623</b>	<b>-</b>	<b>4,042</b>	<b>-</b>

  

Residential Units	Concept 1	%	Concept 2	%	Concept 3	%
Mixed Use**	249	7%	262	8%	218	7%
Medium to high density residential	2,855	78%	2,173	70%	-	-
Low to medium density residential	565	15%	688	22%	-	-
Mixed density residential	-	-	-	-	2,845	93%
<b>TOTAL ****</b>	<b>3,669</b>	<b>100%</b>	<b>3,122</b>	<b>100%</b>	<b>3,063</b>	<b>100%</b>

  

<b>OVERALL GROSS DENSITY</b>	<b>35 units/ha</b>		<b>34 units/ha</b>		<b>31 units/ha</b>	
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\*Areas are approximate and may not add up to the total area of the site, due to roads, gaps between uses, rounding off numbers etc.

\*\*Mixed Use Areas contain 75% office/commercial and 25% residential buildings

\*\*\*Mixed Use Areas account for 250 jobs/ha, commercial for 85 jobs/ha. Home based employment accounts for 10% of all units

\*\*\*\*Mix Use Areas account for 60 units/ha, medium to high density residential for 40 units/ha, low to medium density residential for 20 units/ha, and mixed density residential for 30 units/ha