

Appendix 1: Density Projections

Figure 1: Anticipated Secondary Plan Area Residential Dwelling Units and Population

Secondary Plan Area	Low Density Residential	Medium Density	High Density 1 Residential	High Density 2 Residential	Mixed Use Residential			Total
Density, Units per Net Hectare	25	38	60	120	38	60	120	
Gross Hectares	418.3	205.9	38.5	19.6	15.2	12.1	16.3	725.9
Net:Gross Hectare Percentage	70%	70%	90%	90%	70%	90%	90%	
Net Hectares	292.8	144.1	34.6	17.6	10.7	10.9	14.7	525.4
Dwelling Units	7,320	5,477	2,068	2,117	405	652	1,764	19,803
Population	23,205	14,350	3,619	3,324	1,066	1,141	2,769	49,473

Figure 2: Anticipated Secondary Plan Area Jobs

Land Use	Gross HA	Net HA	Density	Jobs
Employment Area / BP-Employment	158.4	134.4	50/net HA	6,485
Mixed Use Area	75.9	38.3	85/net ha	3,268
Neighbourhood Commercial	9.1	9.1	50/net HA	454
Local Commercial	6.7	6.7	25/net HA	167
Institutional/Firehall	9.5	9.5	20 each	180
Secondary Schools	41.7	41.7	100 each	600
Elementary Schools	31.3	31.3	40 each	440
District Parks	29.2	29.2	100 each	200
District Park Recreation Centre	-	-	50 each	50
Sub-Total	361.8	300.1	-	11,844