



APPENDIX D
EAST FONTHILL
SECONDARY PLAN AREA

**DEVELOPMENT YIELD/
DENSITY CALCULATIONS**

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Summary Table - East Fonthill Secondary Plan

	Greenfield Land Area Development		Achieved Greenfield		Land Area within Built Boundary		Built Boundary Development		Achieved Built Boundary		Total Development		Achieved Overall	
	Yield	Density	Yield	Density	Yield	Density	Yield	Density	Yield	Density	Yield	Density	Yield	Density
Commercial Employment Area	23.8	1190.0	50.0	0.0	0.0	0.0	0.0	0.0	1190.0	50.0	2186.0	54.5	1190.0	50.0
Neighbourhood 1	20.6	1166.0	56.6	1020.0	19.5	52.3	1020.0	52.3	2186.0	54.5	1557.0	54.4	2186.0	54.5
Neighbourhood 2	25.7	1361.0	53.0	196.0	2.9	67.6	196.0	67.6	1557.0	54.4	1100.0	44.4	1557.0	54.4
Neighbourhood 3	21.9	951.0	43.4	149.0	2.9	51.4	149.0	51.4	1100.0	44.4	500.0	40.0	1100.0	44.4
Neighbourhood 4	5.6	224.0	40.0	276.0	6.9	40.0	276.0	40.0	500.0	40.0			500.0	40.0
TOTALS	97.6	4892.0	50.1	1641.0	32.2	51.0	1641.0	51.0	6533.0	50.3			6533.0	50.3

This Summary Table is based on land area calculations derived from Schedule 'A5' - Land Use Plan.

East Fonthill Secondary Plan - Land Area Calculations - March 23, 2012

Land Area Calculations	Total Land Area	Environmental Lands		
		Greenfield Lands	Built Boundary Lands	
Commercial/Employment Area	24.5	23.8	0.0	
Neighbourhood 1	42.2	20.6	19.5	
Neighbourhood 2	37.4	25.7	2.9	
Neighbourhood 3	30.9	21.9	2.9	
Neighbourhood 4	45.0	5.6	6.9	
TOTAL	180.0	97.6	32.2	

Assumptions to Generate Development Yields - March 23, 2012

Net Density Assumptions by Unit Type	Net Density	Household Size	Person Per Net Hectare	*Gross Density Assumption
Apartments	95 upha	1.8 ppu	170 ppha	120 ppha
Townhouses (Stacked/Block)	50 upha	2.0 ppu	100 ppha	70 ppha
Townhouses (Street)	40 upha	2.5 ppu	100 ppha	70 ppha
Semi-Detached	25 upha	2.8 ppu	70 ppha	50 ppha
Single-Detached	15 upha	3.2 ppu	50 ppha	35 ppha

*A net to gross factor of .7 was used to reflect that environmental lands are already deleted but roads, swm and parks are not.

Medium/High Density Designation

75% Apartments @ 120 ppha is 107.5 pph assume 110 ppha
 25% Townhouses @70 ppha

Medium Density Designation

10% Apartments @120ppha
 75% Townhouses @70ppha
 5% Semi-Detached @50ppha
 10% Single-Detached @35ppha is 70.5 ppha assume 70 ppha

Low Density Designation

5% Townhouses @70ppha
 10% Semi-Detached @50ppha
 85% Single-Detached @35ppha is 38.2 ppha assume 40 ppha

East Fonthill Secondary Plan - Development Yields - March 23, 2012

Density Calculations - Commercial/Employment Area			
	Greenfield Lands	Density Requirement	Anticipated Development Yield
Mixed-Use	11.3	50 persons + jobs/ha	565.0
Urban Highway Commercial	12.5	50 persons + jobs/ha	625.0
Development Yield	23.8		1190.0
Gross Density			50.0
			0.0
			1190.0
			50.0

Density Calculations - Neighbourhood 1			
	Greenfield Lands	Density Requirement	Anticipated Development Yield
Medium/High Density	2.1	110.0	231.0
Medium Density	6.5	70.0	455.0
Low Density	12.0	40.0	480.0
Development Yield	20.6		1166.0
Gross Density			56.6
			1020.0
			52.3
			2186.0
			54.5

Density Calculations - Neighbourhood 2			
	Greenfield Lands	Density Requirement	Anticipated Development Yield
Medium/High Density	0.0	110.0	0.0
Medium Density	11.1	70.0	777.0
Low Density	14.6	40.0	584.0
Development Yield	25.7		1361.0
Gross Density			53.0
			196.0
			67.6
			1557.0
			60.6

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Density Calculations - Neighbourhood 3						
	Greenfield Lands		Density Requirement		Anticipated Development Yield	
	Lands	Density	Requirement	Density	Development Yield	Anticipated Development Yield
Medium/High Density	0.0	110.0	0.0	110.0	0.0	0.0
Medium Density	2.5	70.0	175.0	70.0	77.0	77.0
Low Density	19.4	40.0	776.0	40.0	72.0	72.0
Development Yield	21.9		951.0		149.0	1100.0
Gross Density			43.4		51.4	44.4

Density Calculations - Neighbourhood 4						
	Greenfield Lands		Density Requirement		Anticipated Development Yield	
	Lands	Density	Requirement	Density	Development Yield	Anticipated Development Yield
Medium/High Density	0.0	110.0	0.0	110.0	0.0	0.0
Medium Density	0.0	70.0	0.0	70.0	0.0	0.0
Low Density	5.6	40.0	224.0	40.0	276.0	276.0
Development Yield	5.6		224.0		276.0	500.0
Gross Density			40.0		40.0	40.0

TOTAL POPULATION + JOBS ACHIEVED GROSS DENSITY	97.6	4892.0	32.2	1641.0	6533.0
		50.1		51.0	50.3

These calculations are approximate. They are based on land area calculations from Schedule 'A5' - Land Use, and the assumptions as identified on previous tables.