Density Calculations Activa Conservation Drive Draft Plan 30T-17403

(Region of Waterloo Land Budget Persons Per Unit)

Use	Units	Persons per Unit	Total Persons	Total Jobs
Single/Semi Detached	54-88	3.25	176 - 286	5 - 8
Townhomes	58	2.44	142	4
Multiple Residential	83-196	2.11	175 - 414	5 - 12
GRAND TOTAL	**195 - 342**	**-**	**493 - 842**	**14 - 24**
TOTAL PERSONS AND JOBS	**507 - 866**			
Gross Development Area (ha)	**8.006**			
Net Land Area (ha) excluding hydro transmission right of way	**7.861**			
NET PERSONS AND JOBS PER HECTARE	**64 - 110**			

Region of Waterloo Land Budget:

- Single Detached / Semi-Detached = 3.25 persons per unit
- Townhomes (Stacked and Freehold) = 2.44 persons per unit
- Apartments = 1.77 persons per unit
- Multiple Unit Types = 2.11 persons per unit
- Population Related Employment was calculated at 2.8% of total persons, per the Region's Land Budget.

Density Calculation Activa Conservation Drive 30T-17403

(Beaver Creek Meadows Persons Per Unit)

Use	Units	Persons per Unit	Total Persons	Total Jobs
Single/Semi Detached	54 - 88	3.5	189 – 308	5 - 9
Townhomes	58	3.0	174	5
Multiple Residential	83 - 196	2.5	208 - 490	6 - 14
GRAND TOTAL	**195 - 342**	**-**	**571 - 972**	**16 - 28**
TOTAL PERSONS AND JOBS	**587 – 1,000**			
Gross Development Area (ha)	**8.006**			

Net Land Area (ha) excluding hydro transmission right of way	**7.861**
NET PERSONS AND JOBS PER HECTARE	**75 - 127**

Beaver Creek Meadows District Plan:

- Single Detached = 3.5 persons per unit
- Townhomes = 3.0 persons per unit
- Multiple Residential (Blend of Apartment and Townhouse PPU) = 2.5 persons per unit
- Mixed-Use Node (Apartment PPU) = 2.0

Population Related Employment was calculated at 2.8% of total persons, per the Region's Land Budget and the District Plan