

East Smithville Secondary Plan - Target Density											
Density Calculations											
Land Use Designation	Area (ha)	Density (units/ha)	Units	PPU <sup>4</sup>	People	Jobs - Business Park		Jobs - Mixed-Use		Land Area	
Low Density Residential <sup>1</sup>	6.17	25.00	154	2.91	449	Area (ha)	4.59	Area (ha)	2.50	Total Area (ha)	26.43
Medium Density Residential <sup>2</sup>	4.08	45.00	184	2.12	390	<sup>5</sup> Job Factor	40.00	<sup>6</sup> Mixed-Use Job Factor	assuming 15 jobs per 100 residents	Area of Natural Heritage Features (ha)	2.07
Mixed-Use <sup>3</sup>	2.50	80.00	200	1.88	376			People	376.00	Net Area (ha)	24.36
TOTALS	12.76		538		1215	Total Jobs	183.60	Total Jobs	56.40		
TOTAL DENSITY (people + jobs/ha)	61.44					TOTAL	240.00				
						Work From Home Factor (5%)	41.93				
						TOTAL JOBS	281.93				
Density Assumptions											

<sup>1</sup>The Low Density Residential units/ha assumption of 25 assumes a mix of single-detached dwellings and street-fronting townhouse dwellings.

<sup>2</sup>The Medium Density Residential units/ha assumption of 45 assumes a mix of street-fronting townhouse dwellings and stacked townhouse dwellings.

<sup>3</sup>The Mixed-Use residential component units/ha assumption of 80 assumes primarily low-rise apartment buildings.

<sup>4</sup>The Person Per Unit (PPU) values are based on the 2017 Niagara Region Development Charges Background Study.

<sup>5</sup>The Job Factor is based on the Draft 2021Regional Employment Policy Paper with typical density of 40 p-j/ha for Dynamic Employment uses.

<sup>6</sup>The Mixed-Use Job Factor is based on both the Niagara Region's job factor average and typical employment densities for mixed-use development of a similar scale.