

APPENDIX J:

POPULATION AND EMPLOYMENT DENSITIES

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PARCEL ID	Areas	LAND USE	BUILDING TYPE	AREA (m2)	FSI	GFA (m2)	NFA (90%, 70% institutional)	NON-RES (see CELL A27)	RES (see CELL A27)	GFA < 2 bed (67%)	GFA 2 bed + (33%)	Units < 2 bed 65.7 m2	Units > , = 2 bed 101.7 m2	PPL < 2 bed PPU 1.333	PPL > , = 2 bed PPU 1.730	TOTAL PPL	JOBS RETAIL 45.7 m2/employee	JOBS INSTITUTIONAL 56.6 m2/employee	JOBS NON RETAIL 70.6 m2/employee	TOTAL JOBS	TOTAL PEOPLE + JOBS
11	1	Urban Core	Mid Rise	12264	1.8	22,075	19,868	11,921	7,947	5,325	2,623	81	26	108	45	153	26		152	178	331
12	1	Urban Core	Mid Rise	12689	2.5	31,723	28,551	17,131	11,420	7,652	3,769	116	37	155	64	219	37		218	256	475
13	1	Urban Core	Mid Rise	11225	1.8	20,205	18,185	10,911	7,274	4,873	2,400	74	24	99	41	140	24		139	163	303
14	1	Urban Core	Mid Rise	14098	2.5	35,244	31,720	19,032	12,688	8,501	4,187	129	41	172	71	244	42		243	284	528
15	1	Urban Core	Mid Rise	15583	2.5	38,959	35,063	21,038	14,025	9,397	4,628	143	46	191	79	269	46		268	314	584
21	1	Urban Core	Mid Rise	11739	2.5	29,347	26,412	15,847	10,565	7,078	3,486	108	34	144	59	203	35		202	237	440
22	1	Urban Core	Mid Rise	11146	2.5	27,864	25,078	15,047	10,031	6,721	3,310	102	33	136	56	193	33		192	225	417
23	1	Urban Core	Mid Rise	12812	2.5	32,029	28,826	17,296	11,530	7,725	3,805	118	37	157	65	221	38		220	258	480
24	1	Urban Core	Mid Rise	11403	2.5	28,508	25,657	15,394	10,263	6,876	3,387	105	33	140	58	197	34		196	230	427
25	1	Urban Core	Mid Rise	8291	2.5	20,728	18,655	11,193	7,462	5,000	2,462	76	24	101	42	143	24		143	167	311
26	1	Urban Core	Mid Rise	11154	2.5	27,885	25,097	15,058	10,039	6,726	3,313	102	33	136	56	193	33		192	225	418
27	1	Urban Core	Mid Rise	10347	2.5	25,868	23,281	13,969	9,312	6,239	3,073	95	30	127	52	179	31		178	209	388
31	1	Urban Core	Mid Rise	12583	2.0	25,165	22,649	13,589	9,059	6,070	2,990	92	29	123	51	174	30		173	203	377
32	1	Urban Core	Mid Rise	11627	2.0	23,254	20,928	12,557	8,371	5,609	2,763	85	27	114	47	161	27		160	188	348
33	1	Urban Core	Mid Rise	10936	2.0	21,871	19,684	11,810	7,874	5,275	2,598	80	26	107	44	151	26		151	176	328
34	1	Urban Core	Mid Rise	8458	2.0	16,916	15,224	9,134	6,090	4,080	2,010	62	20	83	34	117	20		116	136	253
35	1	Urban Core	Mid Rise	10540	2.0	21,080	18,972	11,383	7,589	5,084	2,504	77	25	103	43	146	25		145	170	316
36	1	Urban Core	Mid Rise	8219	2.0	16,438	14,794	8,877	5,918	3,965	1,953	60	19	80	33	114	19		113	133	246
41	1	Urban Core	Mid Rise	21424	2.5	53,561	48,204	28,923	19,282	12,919	6,363	197	63	262	108	370	63		369	432	802
42	1	Urban Core	Mid Rise	33764	3	101,292	91,163	54,698	36,465	24,432	12,033	372	118	496	205	700	120		697	817	1,517
43	1	Urban Core	Mid Rise	17224	2.5	43,061	38,755	23,253	15,502	10,386	5,116	158	50	211	87	298	51		296	347	645
44	1	Urban Core	High Rise	59279	3.0	177,837	160,053	96,032	64,021	42,894	21,127	653	208	870	359	1,230	210		1,224	1434	2,664
51	2	Institutional	High Rise	85284	2.5	213,209	149,247	149,247		-	-	-	-	-	-	-		2,637		2,637	2,637
52	2	Institutional	Mid Rise	80515	2.0	161,030	112,721	112,721		-	-	-	-	-	-	-		1,992		1,992	1,992
53	2	Institutional	Mid Rise	22013	2.0	44,026	30,818	30,818		-	-	-	-	-	-	-		544		544	544
																5,815				11,955	17,770

MIXED-USE THRESHOLDS

	Non-Res	Res
1 Area 1	60%	40%
Area 2 (Hospital Lands)	100%	
2		