



Old Victoria Area Plan Study

TABLE 1.1 SUMMARY OF ESTIMATED LAND USE AREAS

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Proposed Land Use	Area (Ha)	Density	Units	Population	% of Land
Infill Medium Density Residential	6.5	30 units/Ha with 2.4 ppu	196	471	5.0%
Town Centre	1.1	75% of 75 units/Ha with 1.6 ppu	61	98	0.8%
Neighbourhood Commercial	0.5	50% floor area coverage in sq.m.			0.4%
Office Business Park	1.8	50% floor area coverage in sq.m.			1.3%
Low Density Residential	34.2	20 units/Ha with 3 ppu	684	2,053	25.9%
Medium Density Residential	21.4	30 units/Ha with 2.4 ppu	641	1,537	16.2%
High Density Residential	5.2	125 units/Ha with 1.6 ppu	650	1,040	3.9%
<b>Subtotal - New Assessment Land</b>	<b>70.6</b>		<b>2,232</b>	<b>5,199</b>	<b>53.5%</b>
Neighbourhood Park	2.8				2.1%
Public Square	0.5				0.4%
Collector Roads	4.9				3.7%
Ex. Arterial Roads(ultimate ROW)	6.4				4.9%
SWM Facilities	3.0				2.3%
<b>Subtotal - Other Development Land</b>	<b>17.7</b>				<b>13.4%</b>
<b>Subtotal - All Development Land</b>	<b>88.3</b>				<b>66.9%</b>
Open Space(above 250-yr. flood line)	22.2				16.8%
Open Space(below 250-yr. flood line)	9.0				6.8%
Transition Zone	7.5				5.7%
Enhanced Transition Zone	5.0				3.8%
<b>Subtotal - Open Space</b>	<b>43.8</b>				<b>33.1%</b>
<b>TOTAL</b>	<b>132.0</b>				<b>100.0%</b>



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