

Population and Job Forecast for the KDA and associated assumptions

| Blocks # | Site Area | Total GFA | FSI | Active At Grade Frontage | Min. Non-Res GFA | Total non-Res GFA | UNITS | RESIDENT | JOBS | R&J | R&J/HA |
|--|-------------------|----------------|----------------------------|-----------------------------|------------------|-------------------|---------------------------------|--------------|--------------|--------------|------------|
| 1 | 16,636 | 83,180 | 5.0 | 100% | 15% | 12,476.93 | 546 | 1038 | 434 | 1472 | 885 |
| 2 | 25,457 | 127,287 | 5.0 | 100% | 15% | 19,092.98 | 836 | 1588 | 665 | 2253 | 885 |
| 3 | 21,677 | 108,387 | 5.0 | 100% | 15% | 16,258.05 | 712 | 1353 | 566 | 1919 | 885 |
| 4 | 38,277 | 114,831 | 3.0 | 40% | 15% | 17,224.61 | 789 | 1558 | 216 | 1774 | 463 |
| 5 | 7,462 | 22,386 | 3.0 | 100% | 100% | 22,386.00 | 220.00 | 220.00 | 103.00 | 323 | 433 |
| 6 | 17,768 | 88,840 | 5.0 | 60% | 15% | 13,325.93 | 611 | 1179 | 278 | 1457 | 820 |
| 7 | 22,730 | 113,652 | 5.0 | 60% | 15% | 17,047.80 | 781 | 1508 | 356 | 1864 | 820 |
| 8 | 7,186 | 35,932 | 5.0 | 100% | 15% | 5,389.73 | 236 | 448 | 188 | 636 | 885 |
| 9 | 9,055 | 45,274 | 5.0 | 60% | 15% | 6,791.10 | 311 | 601 | 142 | 743 | 820 |
| 10 | 6,106 | 18,317 | 3.0 | 0% | 15% | 2,747.57 | 130 | 262 | 0 | 262 | 429 |
| 11 | 4,401 | 13,204 | 3.0 | 0% | 15% | 1,980.59 | 93 | 189 | 0 | 189 | 429 |
| 13 | 8,494 | 25,481 | 3.0 | 40% | 15% | 3,822.08 | 175 | 346 | 48 | 394 | 463 |
| 12 | 30,015 | 30,015 | 1.0 | 0% | 0% | | 129.00 | 383.13 | 0.00 | 383 | 128 |
| Total | 215,264 | 826,783 | 3.84 | | | 138,543 | 5570 | 10672 | 2996 | 13668 | 635 |
| Naughton | 2,539 | | | Existing Non-Res GFA | | 46,196 | | | 1,271 | | |
| Total Gross Area | 267,794.80 | | | | | | | | | | 510 |
| Per development concept/approved application | | | | | | | | | | | |
| | | | Total TH | | | | 269 | | | | |
| | | | TOTAL Apartments | | | | 5080 | | | | |
| | | | TOTAL Institutional | | | | 220 | | | | |
| | | | | | | | TOTAL Commercial Jobs | | 968 | | |
| | | | | | | | TOTAL Office Jobs | | 1925 | 68% | |
| | | | | | | | TOTAL Institutional Jobs | | 103 | | |

Proposed Blocks for the purpose of estimating build-out population and jobs



Population and Job Forecast Assumptions

THEME

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| TOTAL Developable Area (sq. m)) | All lands within the KDA that are not part of natural heritage system or existing streets. |
| Acquired Public Realm = 25% of land area (sq. m) | Assumed same for all |
| Private Developable land area (sq. m) | Calculated by subtracting public realm from total Developable Area |
| Building Coverage Assumption | Analysed 40%/60%/80% |
| total building footprint area (sq. m.) | Varies per each coverage scenario |
| Total # Buildings if assume footprint = 1500 sq. m | Varies per each coverage scenario, however each tower/podium and slab building assumes 1500 sq. m. |
| Private land area for Privately Owned Publically accessible space and private streets (sq. m.) | Reverse of coverage (60%/40%/20%) |
| Assumed FSI | Per density allocations in Schedule 2 of the Secondary Plan/Schedule B of the Zoning By-law |
| TOTAL GFA for KDA (Total developable area * FSI) | Multiply developable area of Block * assigned FSI |

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| Approved Development/Development Concept | For Blocks 5 and 12, hard code development information (i.e. Existing residents and jobs and proposed residents and jobs for Richmond Hill Retirement Residence, and approved units for the Treasure Hill townhouse site) |
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TOTAL UNITS

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| Total number of mixed use buildings (based on site location in relation to Active At Grade Frontage) | All Blocks with the exception of 10, 11 and 12 are assumed to provide mixed-use buildings/Active At Grade Frontage; Blocks that have limited Active At Grade Frontage are assumed to have some buildings with TH units at grade/non-mixed use buildings, see map below with %-ages of building within a Block assumed to be mixed use. |
| Assume 15% of GFA of mixed use building is non-res. | Based on policy and direction from Regional MTSA target |
| Total non-res. GFA | Calculated by multiplying total GFA by number of mixed use buildings and by 15% to determine total non-res GFA |
| Total Res GFA | Calculated by subtracting non-res GFA from total GFA |
| Assume 15% of Res component is common areas | Calculated by multiplying residential GFA by 15% |
| Assume non-mixed use KDA buildings have 2 storey townhouse like unit in 10m perimeter of podium (assume 2400 sq. m per townhouse portion per those buildings) | Where a percentage of buildings are assigned mixed use, the remaining percentage of buildings are assumed to provide 2-storey TH use in base of building. Calculate by multiplying the #buildings that would have townhouses by 2400 sq. m. This assumes that 1200 of the 1500 sq. m of podium on 2 levels would accommodate TH units. |
| Total TH units (Assume 200 sq. m per townhouse unit) | Calculated by dividing the total GFA for TH units by 200 sq. m. |
| Remaining Total Res. GFA | Calculated by subtracting the total TH unit GFA from the Total Residential GFA (not including the 15% common area allotment) |
| Assume 110 sq. m. per unit (reflective of current trends/market demand, policy for 3 bedroom units, and Region's forecasting assumptions) | Same assumption for all apt. units. (110 sq. m.) |
| Total # Apartment units | Calculated by dividing residual Residential GFA by 110. |

| TOTAL RESIDENTS | |
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| Assume 2.97 res/TH unit | Calculated by multiplying all TH units by 2.97. PPU assumption is accordance with Region's forecasting model. |
| Assume 1.9 res/apartment unit | Calculated by multiplying all apartment units by 1.9. PPU assumption is accordance with Region's forecasting model. |
| Total Residents | Calculated by adding all apartment residents and all TH residents. |

| TOTAL JOBS | |
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| Total Retail GFA (Assume Retail at Grade within podium of mixed use buildings) | Calculated podium GFA of all mixed-use buildings. (1500 sq. m. X # of mixed use buildings) |
| Assume Office within remaining Non-Res GFA | Calculated by subtracting retail GFA from total GFA assigned for non-res. (i.e. 15% of GFA within mixed use buildings) |
| Assume 1 job/37 sq. m retail, assumption is in accordance with Region's MTSA forecasting model. | Calculated by dividing retail GFA by 37 job/sq. m. |
| Assume 1job/25 sq. m office, assumption is in accordance with Region's MTSA forecasting model. | Calculated by dividing office GFA by 25 job/sq. m. |
| %-age of office jobs | Calculated by dividing total office jobs by total jobs. |
| Total Jobs | Calculated by adding all office and retail jobs |

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| Total Res & Jobs | Calculated by adding all residents and all jobs. |
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| R&J/ha | Calculated by dividing all residents and jobs combined by total number of developable ha. |
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NOTE: Mixed Use Assumption - %of buildings in Block that are mixed-use

