

Revised Land Use Calculations

Proposed Table 1 Land Use Calculations

Numbers shown in red have changed as per the proposed amendment.

Land Use	Ac	Ha	%	Frontages (m)	Units per acre (upa)	Units	People per Unit	Population	Elementary Student Population 0.48 SU and 0.19 MU	Residents & Jobs per hectare**
RESIDENTIAL										
Single-Unit Detached Dwellings	188.11	76.13	29.45%	19,805.04	8	1,505	2.8	4,214	722	381
Single-Unit Detached Dwellings with Lanes	64.38	26.05	10.08%	6,264.76	11	708	2.8	1,983	340	130
Low-Density Street Townhousing	5.92	2.40	0.93%	579.99	20	118	2.2	261	23	12
Low-Density Group Townhousing	33.43	13.53	5.23%	1,829.63	20	669	2.8	1,872	127	68
Medium-Density Multi-Unit Dwellings	36.58	14.80	5.73%	2,215.92	40	1,463	1.6	2,341	278	74
MIXED-USE*										
Medium-Density Mixed-Use Commercial/Residential	34.04	13.77	5.33%	2,144.66	30	1,021	1.3	1,327	194	224
Low-Density Mixed-Use Commercial/Residential	2.66	1.08	0.42%	284.65	15	40	1.3	52	8	5
DISTRICT COMMERCIAL (URBAN HOLDING)										
	24.66	9.98	3.86%	189.04						449
ELEMENTARY SCHOOLS / COMMUNITY CENTRE										
	8.01	3.24	1.25%	297.00						16
Totals	397.80	160.99	62.28	33,610.68		5,524		12,050	1,691	1,359
PARK										
Neighbourhood Core Parks	17.00	6.88	2.66%							
Linear Parks	18.59	7.52	2.91%							
Pocket Parks	2.42	0.98	0.38%							
Village Square	0.95	0.38	0.15%							
District Park	0.00	0.00	0.00%							
Total Park	38.96	15.77	6.10%							
OPEN SPACE										
Drainage Parcels	12.54	5.07	1.96%							
Buffer and Berms	16.66	6.74	2.61%							
The Greenway	10.79	4.37	1.69%							
Total Open Space	39.99	16.18	6.26%							
ROADS										
Arterial Roads	17.19	6.96	2.69%							
Collector Roads	27.04	10.94	4.23%							
Local Roads	90.76	36.73	14.21%							
Lanes	7.13	2.89	1.12%							
Perimeter Highway Interchange	19.83	8.03	3.10%							
Total Roads	161.96	65.54	25.36%							
Grand Total	638.71	258.48	100%	33,610.68						

Neighbourhood Density (units per gross acre)	8.65
(Persons per gross hectare)	46.62
Population	12,050
Neighbourhood Residential Unit Split	Single Unit 40.06% Multi-Unit 59.94%
Employment	1,359

*UPA values used for Mixed Use Commercial/Residential are estimates for the entire area and may vary from site to site depending on market demand.

Employment was calculated using estimates used by the City of Saskatoon in the University Heights Sector Plan. See Page 19 (Residential Character section**) for more information.