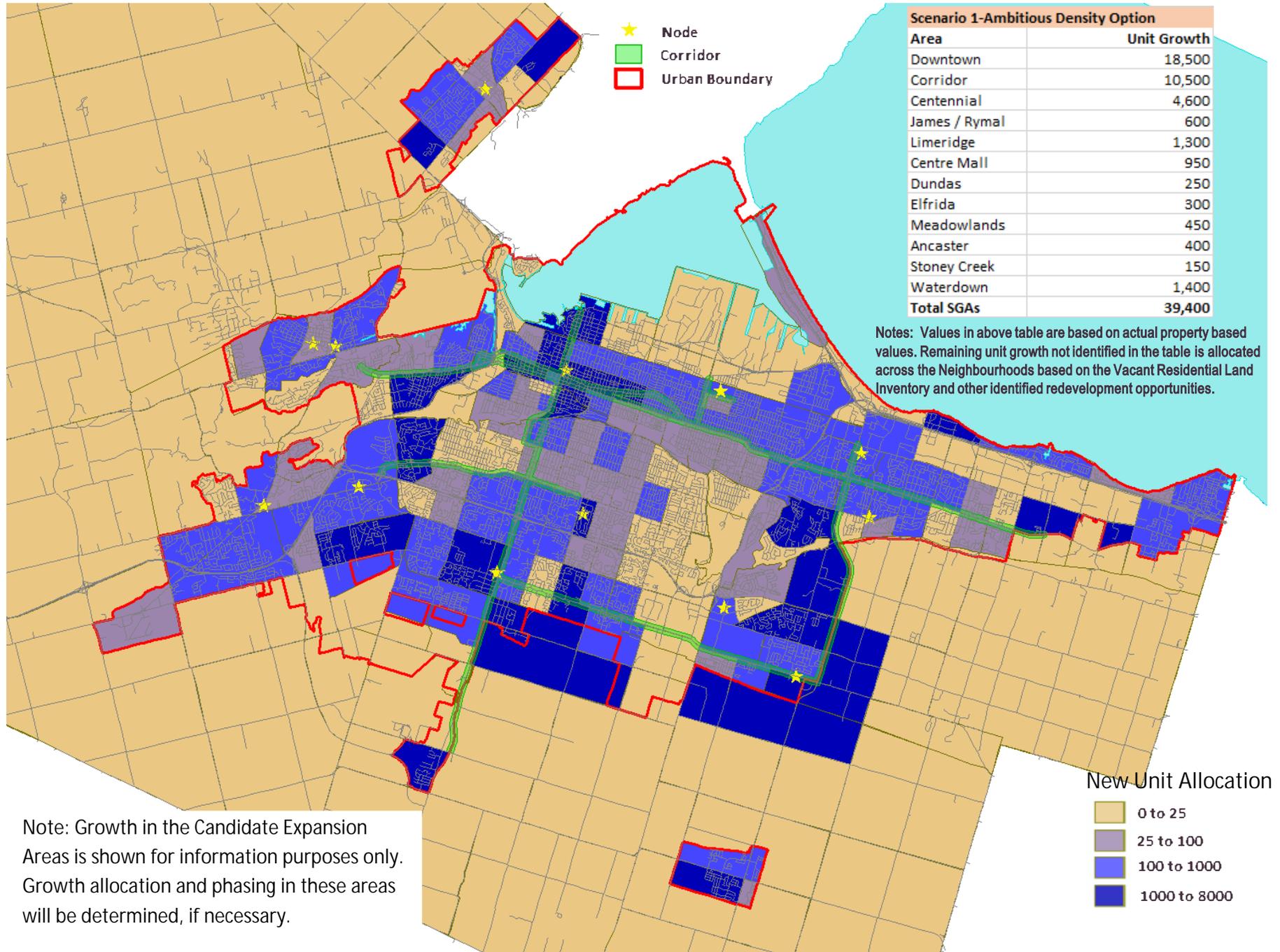


## Comparison of Growth Options – GRIDS 2 / MCR

THEME	CONSIDERATION	GROWTH OPTION 1: AMBITIOUS DENSITY (1,310 HA EXPANSION)	GROWTH OPTION 2: NO URBAN BOUNDARY EXPANSION
<b>Population / Unit Forecast</b>	2021-2051 Population Growth 2021-2051 Unit Growth	<ul style="list-style-type: none"> <li>• 236,000</li> <li>• 110,320</li> </ul>	<ul style="list-style-type: none"> <li>• 236,000</li> <li>• 110,320</li> </ul>
<b>Distribution of Growth</b>	Total Unit Growth within the <b>Existing Urban Area (Total)</b>	<ul style="list-style-type: none"> <li>• 81,620</li> </ul>	<ul style="list-style-type: none"> <li>• 109,880</li> </ul>
	Built-up Area	➤ 66,190	➤ 94,450
	Existing Designated Greenfield Areas	➤ 15,430	➤ 15,430
	Total Unit Growth within the <b>Urban Expansion Area</b>	<ul style="list-style-type: none"> <li>• 28,260</li> </ul>	N/A
	Total Unit Growth in Rural Area	<ul style="list-style-type: none"> <li>• 440</li> </ul>	<ul style="list-style-type: none"> <li>• 440</li> </ul>
<b>Housing Unit Forecast</b>	Overall Housing Unit Growth, by Type, 2021 - 2051	Unit Growth 2021 – 2051: <ul style="list-style-type: none"> <li>• Single / semi – 27,120 (25%)</li> <li>• Towns – 27,600 (25%)</li> <li>• Apartments – 55,600 (50%)</li> </ul>	Unit Growth 2021 – 2051: <ul style="list-style-type: none"> <li>• Single / semi – 9,585 (9%)</li> <li>• Towns – 14,750 (13%)</li> <li>• Apartments – 85,985 (78%)</li> </ul>
	Resulting <b>City-Wide</b> Housing Mix by Type, 2051 (%)	Total Units by Type, City-wide, 2051 (%) <ul style="list-style-type: none"> <li>• Single / semi – 46</li> <li>• Towns – 15</li> <li>• Apartments – 39</li> </ul>	Total Units by Type, City-wide, 2051 (%) <ul style="list-style-type: none"> <li>• Single / semi – 41</li> <li>• Towns – 13</li> <li>• Apartments – 46</li> </ul>
	Housing Mix – <b>Urban Expansion Area (%)</b>	<ul style="list-style-type: none"> <li>• Single / semi – 65</li> <li>• Towns – 30</li> <li>• Apartments – 5</li> </ul>	N/A
<b>PPU Assumptions</b>	Persons Per Unit Assumption (low, medium, high density) – <b>Existing Units</b>	Single / semi – 2.81 Townhouse – 2.60 Apartment – 1.74	Single / semi – 2.81 Townhouse – 2.60 Apartment – 1.74
	Persons Per Unit Assumption (low, medium, high density) – <b>New Units</b>	Single / semi – 3.405 Townhouse – 2.437 Apartment – 1.663	Single / semi – 3.405 Townhouse – 2.437 Apartment – 1.663 (70% of apartment growth)

## Comparison of Growth Options – GRIDS 2 / MCR

THEME	CONSIDERATION	GROWTH OPTION 1: AMBITIOUS DENSITY (1,310 HA EXPANSION)	GROWTH OPTION 2: NO URBAN BOUNDARY EXPANSION
			Apartment – 3.250 (30% of apartment growth)
<b>Targets</b>	Intensification Target ( <i>% of new units within Existing Built-up Area</i> )	<ul style="list-style-type: none"> <li>• 50% (2021 – 2031)</li> <li>• 60% (2031 – 2041)</li> <li>• 70% (2041 – 2051)</li> </ul>	<ul style="list-style-type: none"> <li>• 81%</li> </ul>
	Greenfield Density Target ( <i>Persons and Jobs Per hectare in the Designated Greenfield Area (DGA)</i> )	<ul style="list-style-type: none"> <li>• 60 (existing DGA in the Urban Area)</li> <li>• 77 (Expansion Area)</li> </ul>	<ul style="list-style-type: none"> <li>• 60 (existing DGA in the Urban Area)</li> </ul>
<b>Employment Forecast</b>	2021-2051 Employment Growth	<ul style="list-style-type: none"> <li>• 122,000</li> </ul>	<ul style="list-style-type: none"> <li>• 122.000</li> </ul>
<b>Distribution of Growth - Employment</b>	Employment Growth by Type, 2021 - 2051	<ul style="list-style-type: none"> <li>• Major office – 32,350</li> <li>• Population-related – 57,300</li> <li>• Employment land – 32,350</li> </ul>	<ul style="list-style-type: none"> <li>• Major office – 32,350</li> <li>• Population-related – 57,300</li> <li>• Employment land – 32,350</li> </ul>
	Employment Growth – Urban Expansion Area, 2021 - 2051	<ul style="list-style-type: none"> <li>• 11,400</li> </ul>	N/A



Note: Growth in the Candidate Expansion Areas is shown for information purposes only. Growth allocation and phasing in these areas will be determined, if necessary.

# Housing Unit Growth 2021-2051: No Urban Boundary Expansion Scenario

