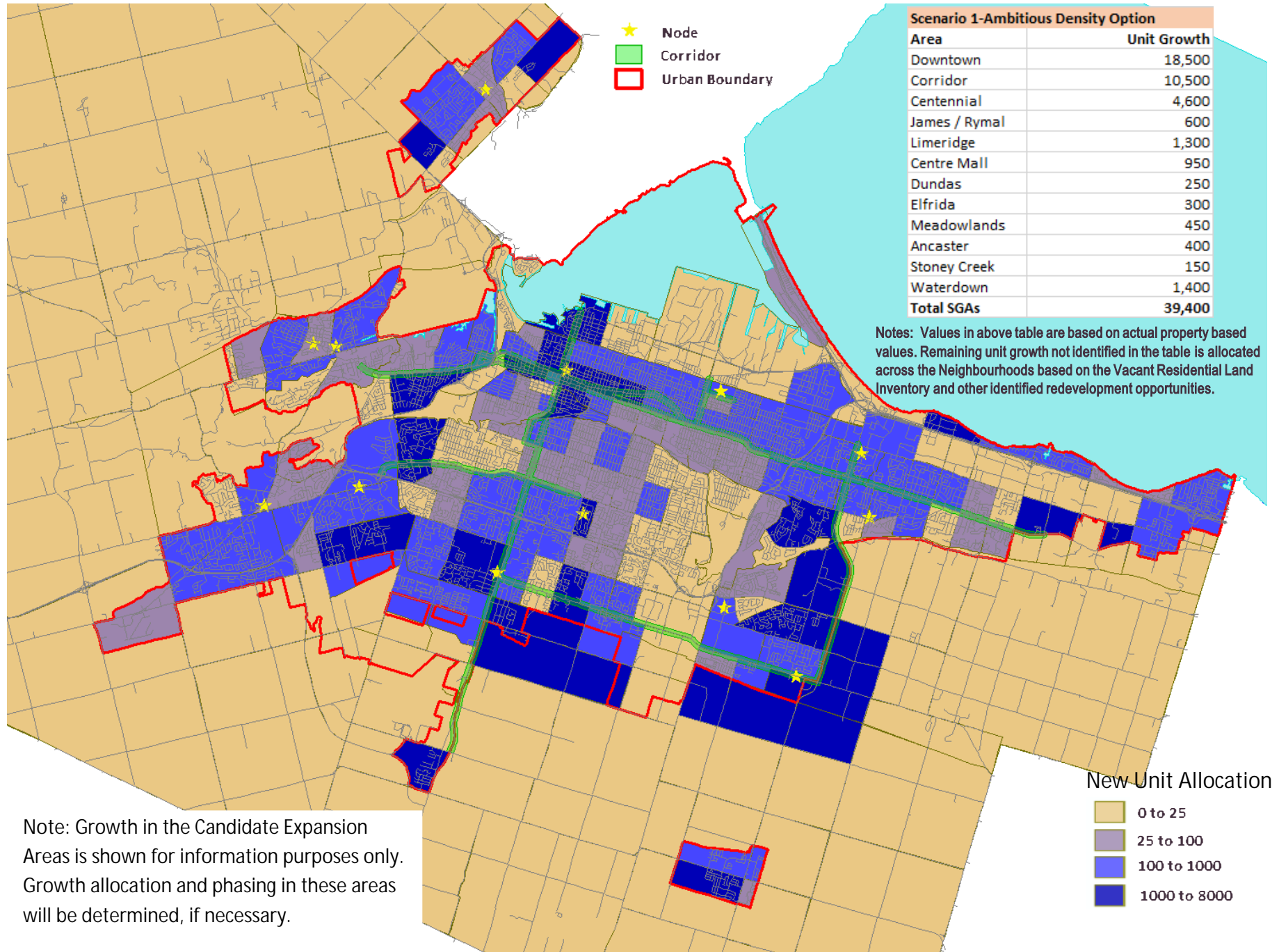


Comparison of Growth Options – GRIDS 2 / MCR

THEME	CONSIDERATION	GROWTH OPTION 1: AMBITIOUS DENSITY (1,310 HA EXPANSION)	GROWTH OPTION 2: NO URBAN BOUNDARY EXPANSION
Population / Unit Forecast	2021-2051 Population Growth 2021-2051 Unit Growth	<ul style="list-style-type: none"> • 236,000 • 110,320 	<ul style="list-style-type: none"> • 236,000 • 110,320
Distribution of Growth	Total Unit Growth within the Existing Urban Area (Total)	<ul style="list-style-type: none"> • 81,620 	<ul style="list-style-type: none"> • 109,880
	Built-up Area	➤ 66,190	➤ 94,450
	Existing Designated Greenfield Areas	➤ 15,430	➤ 15,430
	Total Unit Growth within the Urban Expansion Area	<ul style="list-style-type: none"> • 28,260 	N/A
	Total Unit Growth in Rural Area	<ul style="list-style-type: none"> • 440 	<ul style="list-style-type: none"> • 440
Housing Unit Forecast	Overall Housing Unit Growth, by Type, 2021 - 2051	Unit Growth 2021 – 2051: <ul style="list-style-type: none"> • Single / semi – 27,120 (25%) • Towns – 27,600 (25%) • Apartments – 55,600 (50%) 	Unit Growth 2021 – 2051: <ul style="list-style-type: none"> • Single / semi – 9,585 (9%) • Towns – 14,750 (13%) • Apartments – 85,985 (78%)
	Resulting City-Wide Housing Mix by Type, 2051 (%)	Total Units by Type, City-wide, 2051 (%) <ul style="list-style-type: none"> • Single / semi – 46 • Towns – 15 • Apartments – 39 	Total Units by Type, City-wide, 2051 (%) <ul style="list-style-type: none"> • Single / semi – 41 • Towns – 13 • Apartments – 46
	Housing Mix – Urban Expansion Area (%)	<ul style="list-style-type: none"> • Single / semi – 65 • Towns – 30 • Apartments – 5 	N/A
PPU Assumptions	Persons Per Unit Assumption (low, medium, high density) – Existing Units	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) – New Units	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)
Targets	Intensification Target (<i>% of new units within Existing Built-up Area</i>)	<ul style="list-style-type: none"> • 50% (2021 – 2031) • 60% (2031 – 2041) • 70% (2041 – 2051) 	<ul style="list-style-type: none"> • 81%
	Greenfield Density Target (<i>Persons and Jobs Per hectare in the Designated Greenfield Area (DGA)</i>)	<ul style="list-style-type: none"> • 60 (existing DGA in the Urban Area) • 77 (Expansion Area) 	<ul style="list-style-type: none"> • 60 (existing DGA in the Urban Area)
Employment Forecast	2021-2051 Employment Growth	<ul style="list-style-type: none"> • 122,000 	<ul style="list-style-type: none"> • 122.000
Distribution of Growth - Employment	Employment Growth by Type, 2021 - 2051	<ul style="list-style-type: none"> • Major office – 32,350 • Population-related – 57,300 • Employment land – 32,350 	<ul style="list-style-type: none"> • Major office – 32,350 • Population-related – 57,300 • Employment land – 32,350
	Employment Growth – Urban Expansion Area, 2021 - 2051	<ul style="list-style-type: none"> • 11,400 	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

