- APPENDIX B –

	APPENDIX B: DOWNTOWN DEVELOPMENT POTENTIAL WITHIN SPECIAL POLICY AREA No. 3 TABLE																	
	Land Use Designation	Existing Land-Uses to Remain	Location	Land Area in Special Policy Area 3 sqm	FSR	% of Area with FSR	Total Floor Space	% Non Res	% RES	Non res Space	Res Space	Standard Ratios	Res Units	PPU	Pop	Emp	Density Units/Ha
1	Central Area Mixed Use		E of Main, S of church, N of Rail, W of Union	17,958	4.0	20%	14,366	50%	50%	7,183	7,183		79	2.27	179	239	
					6.0	50%	53,874	80%	20%	43,099	10,775		118	2.27	269	1,437	
					5.0	30%	26,937	20%	80%	5,387	21,550		237	2.27	538	180	
2	Central Area Mixed Use		W of George, S of Nelson, N of Main, E of Elizabeth - about 75% of Block	8,623	5.0	70%	30,181	20%	80%	6,036	24,144		265	2.27	602	201	
					6.0	30%	15,521	40%	60%	6,209	9,313		102	2.27	232	207	
	11 George Street (Alterra - C1W6.69)			3,860	7.2	100%	27,603	2%	98%	487	27,116		301	2.27	683		
3	Central Area Mixed Use		N of Nelson, W of George, S of Rail, E of Elizabeth	2,091	5.0	100%	10,455	100%	0%	10,455	-		-	2.27	-	349	
4	Central Area Mixed Use		W of Main, N of Rail, S of Church	6,663	3.5	100%	23,321	100%	0%	23,321	-		-	2.27	-	777	
5	Central Area Mixed Use		S of Queen, N of City Hall, W of Main, E of George - Excludes City Hall	5,183	4	50%	10,366	100%	0%	10,366	-			2.27	-	346	
					6	50%	15,549	100%	0%	15,549	-			2.27	-	518	
	City Hall	City Hall		11,190												500	
	Gage Park	Gage Park		16,200													
6	Central Area Mixed Use		NW of Main & Queen	18,301	4.0	40%	29,282	50%	50%	14,641	14,641	91 sqm /unit	161	2.27	365	488	
					6.0	40%	43,922	50%	50%	21,961	21,961	30 sqm/emp	241	2.27	548	732	
					5.0	20%	18,301	50%	50%	9,151	9,151		101	2.27	228	305	
7	Central Area Mixed Use		East of Main , West of Theatre	6,021	4.0		24,084	60%	40%	14,450	9,634		106	2.27	240	482	
8	Central Area Mixed Use		N of Queen, South East of Theatre	6,800	6.0	40%	16,320	80%	20%	13,056	3,264		36	2.27	81	435	
					5.0	40%	13,600	20%	80%	2,720	10,880		120	2.27	271	91	
					5.0	20%	6,800	20%	80%	1,360	5,440		60	2.27	136	45	
	Rose Theatre	Rose Theatre		6,680			6,680	100%		6,680			-			12	
9	High Density		NE of Rail, N of Queen, E of YMCA, S of Park	3,096			3,096				3,096						241
10	High Density		E of Union, S of Church, N of Park excludes burned down church area	7,675	4			0%	100%				80	2.27	182		
	High Density (Medallion - C1E6.52)		59 Church Street	4,150	5			0%	100%				269	2.27	611		
	YMCA	YMCA		26,880												65	
11	Central Area Mixed Use		W of Main, S of Rail, E of George, N of Nelson	5,095	5.0	100%	5,095	80%	20%	4,076	1,019		11	2.27	25	136	
12	Central Area Mixed Use		S of Queen, W of George, N of Wellington,	7,668	5	100%	38,340	50%	50%	19,170	19,170		24	2.27	55	639	
13	Special Policy Area 1		Parts of 59, 61, 63, 65, 67, 71, 68, 70, 72 , 74 Main Street South	18,065									34	2.27	77		19
	Insitutional & Place of Worship		66 Main Street Church & Place of Worship	35,880												60	
	High Density Portion		66 Main Street	6,100									147	2.27	334		241
14	Low Density		E of Main. Generally south of Wellington, W of Etobicoke Creek, N of Cardinal Ledger.	34,995									122	2.27	278		35
	Special Policy Area 1		52, 56, 58, 62 Main Street South	11,000									21	2.27	47		19
15	Service Commercial		'34 CHURCH ST W	3,336	4	100%	29,600	100%	0%	29,600	-		-	2.27	-	911	
	Medium Density		6 Market Street	220									1	2.27	2		50
	Medium Density		8 Market Street	220									1	2.27	2		50
	Medium Density		10 Market Street	1,567									8	2.27	18		50
	Medium Density		151 Main Street	2,150									11	2.27	24		50
	Total			**277,667**			**463,293**			**264,957**	**198,336**		**2,656**		**6,029**	**9,154**	
												Net Persons + Employees/ha			571		