

### **Density Calculation and Comparison**

*(conservative estimates – see below)*

<b>Proposed Development</b>	<b>Acres</b>	<b>sq. metres</b>	<b>Amount</b>
South Block:	5.1	20,658	
less area under mall expansion		(5,325)	
Estimated Residential Land	3.78	15,333	
Residential Floor Space		75,108	
<b>Density or Coverage</b>			<b>4.90</b>
<b>Residential Units</b>			<b>880</b>
<b>Residential Units per acre</b>			<b>232.8</b>

<b>Typical Neighbour:</b> <b>2330, 2350 Bridletowne Circle</b>	<b>Acres</b>	<b>sq. metres</b>	<b>Amount</b>
Estimated Residential Land	8.7	35,198	
Estimated Residential Floor Space		47,381	
<b>Density or Coverage as per Planning Department</b>			<b>2.66</b>
<b>Residential Units</b>			<b>540</b>
<b>Residential Units per acre</b>			<b>62.1</b>

<b>Summary:</b>	<b>Proposed South Block</b>	<b>Existing 2330/2350</b>	<b>Differential %</b>
<b>Density or Coverage</b>	4.9	2.66	<b>184.2 %</b>
<b>Residential Units</b>	880	540	<b>163.0 %</b>
<b>Residential Units per acre</b>	232.8	62.07	<b>375.1 %</b>

### **Conservative Estimates:**

1) These calculations are based on a uniform density across the three south towers.

**Actual density of the 38 story tower would be: 5.81**

[  $38 / ((38+32+26) / 3) * 4.9$  ]

2) Proposed new commercial space at the base of the residential towers has not been included in the above.

If the base were to be a 2 story podium with a footprint of 3 times the tower, the **actual coverage would be the equivalent of 6 floors or 15.8% higher or 5.67**

**3) The combined effect of 1) and 2) would be a density or coverage of 6.74!**

*(a 2100% intensification over the current 0.32 density of the property)*

### **Existing Bridlewood Mall Density:**

The existing mall and the proposed expansion would have a density of 0.57, a 78% increase from the current 0.32