

Alloa Secondary Plan Development Statistics

TABLE 1	AREA	
	(ha)	(ac)
Alloa Secondary Plan Community Area	713.56	1763.2
Deductions (As Per Growth Plan)		
Natural Heritage System	167.76	414.5
Employment Area	95.04	234.8
Net Community Area	450.76	1113.8
Target Community Area Population and Jobs (@ 67.5 P+J/ha)	30,426	

TABLE 2	AREA	
	(ha)	(ac)
Alloa Secondary Plan Employment Area	95.04	234.8
Target Employment Area Jobs (@ 26 Jobs/ha)	2,471	

Total Alloa Secondary Plan Target Population and Jobs	32,897
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TABLE 3	AREA	
	(ha)	(ac)
Community Area Land Use Breakdown (incl. NHS)	618.52	1528.4
Natural Heritage System	167.76	414.5
Roads (30% of Net Community Area)	135.23	334.1
SWM Ponds (7.5% / 429.4ha Drainage Area)	32.21	79.6
Public Elementary Schools (3 schools @ 3.24 ha per school)	9.72	24.0
Catholic Elementary Schools (2 schools @ 2.43 ha per school)	4.86	12.0
Public Secondary School (1 school @ 6.47 ha)	6.47	16.0
Existing Alloa Public School (excl. NHS area)	2.75	6.8
Neighbourhood Parks (8 parks @ 2.25 ha per park)	18.00	44.5
Community Park	6.00	14.8
Community Centre	3.50	8.6
Commercial	12.49	30.9
Mixed Use	10.87	26.9
Net Residential Area	208.66	515.6

TABLE 4	AREA		Units Per Hectare	No. of Units	PPU*	Pop.
	(ha)	(ac)				
Residential Land Uses / Population						
Low Density Residential (@ 55% Net Res. Area) (Detached and Semi-detached)	114.76	283.6	30	3,443	3.64	12,532
Medium Density Residential (@ 32.5% Net Res. Area) (Townhouses)	67.82	167.6	60	4,069	3.3	13,427
Medium - High Density (@ 12.5% Net Res. Area) (Stacked Townhouses, Apartments)	26.08	64.5	100	2,608	2.07	5,399
Mixed Use* (Apartments)	5.44	13.4	200	1,087	2.07	2,250
Total	214.10	529.0	-	11,207	-	33,609

*Mixed Use Area shown in table represents 50% of the designated Mixed Use Area (10.87 ha, excluding proposed commercial lands at NW corner of Mayfield Road and Creditview Road) to account for lands projected to be used for sole commercial purposes.

TABLE 5	AREA		Lot Coverage	GFA (m²)	Jobs per m²*	No. of Jobs
	(ha)	(ac)				
Population-Related Jobs						
Major Commercial	12.49	30.9	22.0%	27,478.0	50	550
Mixed Use	10.87	26.9	25.0%	27,175.0	50	544
Elementary Schools (6 schools @ 50 jobs per school)	-	-	-	-	-	300
Secondary School (1 school @ 100 jobs)	-	-	-	-	-	100
Total	23.36	57.72		54,653.0		1,493

TOTAL COMMUNITY AREA POPULATION AND JOBS	35,102
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ALLOA SECONDARY PLAN COMMUNITY AREA DENSITY (P+J/ha)	78
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Alloa Secondary Plan Development Statistics (By Phase)

TABLE 6	AREA		Units Per Hectare	No. of Units	PPU*	Pop.
	(ha)	(ac)				
PHASE 1 Residential Land Uses / Population						
Low Density Residential (Detached and Semi-detached)	68.59	169.5	30	2,058	3.64	7,490
Medium Density Residential (Townhouses)	43.88	108.4	60	2,633	3.3	8,688
Medium - High Density (Stacked Townhouses, Apartments)	13.68	33.8	100	1,368	2.07	2,832
Mixed Use* (Apartments)	4.91	12.1	200	982	2.07	2,033
Total	131.06	323.8	-	7,041	-	21,043

*Mixed Use Area shown in table represents 50% of the designated Mixed Use Area (10.87 ha, excluding proposed commercial lands at NW corner of Mayfield Road and Creditview Road) to account for lands projected to be used for sole commercial purposes.

TABLE 7	AREA		Units Per Hectare	No. of Units	PPU*	Pop.
	(ha)	(ac)				
PHASE 2 Residential Land Uses / Population						
Low Density Residential (Detached and Semi-detached)	46.17	114.1	30	1,385	3.64	5,042
Medium Density Residential (Townhouses)	23.94	59.1	60	1,436	3.3	4,739
Medium - High Density (Stacked Townhouses, Apartments)	12.40	30.6	100	1,240	2.07	2,567
Mixed Use* (Apartments)	0.52	1.3	200	105	2.07	217
Total	83.04	205.2	-	4,167	-	12,566

*Mixed Use Area shown in table represents 50% of the designated Mixed Use Area (10.87 ha, excluding proposed commercial lands at NW corner of Mayfield Road and Creditview Road) to account for lands projected to be used for sole commercial purposes.

NOTES:

*PPUs as per Draft 2024 Town of Caledon Development Charges Background Study

Proposed Unit Mix:
Low Density: 31%
Medium Density: 36%
Medium-High Density: 23%
Mixed Use Residential: 10%

NOTES:

*Jobs per m² as per Draft 2024 Town of Caledon Development Charges Background Study