

APPENDIX E-4:

AGGREGATE CONSUMPTION DUE TO RESIDENTIAL
DEVELOPMENT: ASSUMPTIONS/FACTORS

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Assumptions/Factors:

G.O. Dev Factors	
	Sprawl
1996-2021	CMHC
West	41.76%
Midwest	56.08%
Central	62.41%
East	70.27%

Based on CMHC Starts 91-95	
	Compact
1996-2000	CMHC Mod1
West	37.58%
MidWest	50.47%
Central	56.17%
East	63.24%

Based on 10% less G.O. Hsg. than above

	Compact
2001-2005	CMHC Mod2
West	33.83%
MidWest	45.42%
Central	50.55%
East	56.92%

Based on 10% less G.O. Hsg than above

	Compact
2006-2021	CMHC Mod3
West	30.44%
MidWest	40.88%
Central	45.50%
East	51.23%

Based on 10% less G.O. Hsg than above

LR vs HR Apt's 1994 CMHC Data	
	LR % of Total Apt.
West	62.88%
Mid	70.95%
Cen	100.00%
East	100.00%

Tonnes of Aggregate Demand		
	Sprawl	Compact
96-00	25,793,080	23,912,811
01-05	32,642,131	28,256,062
06-21	86,587,806	60,890,268
Total	145,023,017	113,059,141

Hsg Types as %'s of G.O. (cmhc)			
	SF % of GO	2F % of GO	Row % of GO
West	71.56%	8.95%	19.50%
Mid	70.92%	6.16%	22.92%
Cen	64.02%	12.90%	23.08%
East	66.62%	5.34%	28.03%

Based on CMHC 91-95 housing start averages
Used for both scenarios until 2007, then only for spr

Hsg Types as %'s of G.O. (assume for Compact 07-21)			
	SF % of GO	2F % of GO	Row % of GO
West	0.00%	0.00%	100.00%
Mid	30.00%	10.00%	60.00%
Cen	40.00%	10.00%	50.00%
East	40.00%	10.00%	50.00%

Assume the predominant type of housing in the
Compact Scenario is Row/Townhouse.

Aggregate Usage Factors			
	Unit	Assoc Rds.	Total
SFD W	340	83	423
SFD E	340	166	506
2FD	200	63	263
Row	200	63	263
LR Apt	38.5	63	101.5
HR Apt	59	63	122

Based on Levelton Report

		Sprawl	Compact
1996-2000	Annual Agg	5,158,616	4,782,562
2001-2005	Annual Agg	5,440,355	4,709,344
2006-2021	Annual Agg	5,772,520	4,059,351
1996-2021	Avg Ann Agg	5,577,808	4,348,429

Population Growth		
1996-2021	Pop Growth	1,206,137
	Avg Ann Gr.	46,390

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