

Six Neighbourhood Patterns					
			Neighbourhood Pattern		
			Rural Pattern	Village Pattern	Auto Pattern
Street Arrangement			broken network	interconnected network	dendritic
Land Use Mix			almost none	very low	low
Density		range	very low	very low	very low - low
		people/sq.km	210.7	618.6 (1749.3 in village core)	3264.8
		upa	0.3	0.8	3.8
		uph	0.7	2.1	9.3
Average House Lot Area		square feet	43,703 ¹	9,930 ¹	7,389 ²
		square metres	4,060 ¹	920 ¹	665 ²
Average House Size ³		square feet	3,014 ¹	1,937 ¹	2,300 ²
		square metres	280 ¹	180 ¹	214 ²
Effective Permeable Area	residential area ⁴	%	87.4	44.2	46.0
	whole neighbourhood ⁵	%	93.4	93.6	52.5
Effective Impervious Area	residential areas ⁴	sq.m/person	598	902	165
	whole neighbourhood ⁵	sq.m/person	313	103	146
Neighbourhood Walkability		% population	4.7	24.3 overall (55.2 in village core)	49.9
VKT ⁶		VKT/ household/ day	100.3	83.4	66.6
Affordability		% Georgia Basin households	<1	22	34.3
Housing Mix		% benchmark	29	46.7	72.8

¹ Average house lot area and average house size are derived from study site data.

² Average house lot area and average house size are taken from *Alternative Development Standards for Sustainable Communities*, Patrick Condon and Jackie Teed, The University of British Columbia James Taylor Chair in Landscape and Liveable Environments, 1998.

³ Includes all liveable floors.

⁴ Includes street ROWs and residential lots.

⁵ Includes parks, schools, commercial and, where appropriate, agricultural or undeveloped land uses.

⁶ Assumes equal distance to Central Business District for all Neighbourhood Patterns.

Six Neighbourhood Patterns					
Neighbourhood Pattern					
Landscape Pattern	Pedestrian Pattern	Pedestrian & Green Pattern			
modified network	interconnected network	interconnected network & green infrastructure	Street Arrangement		
medium	high	high	Land Use Mix		
low - medium	medium - high	medium	range	Density	
4194.5	6511.7	5600	people/sq.km		
7.8	15.8	9.8	upa		
19.4	39.0	24.2	uph		
5,400 ⁷	4,026 ⁷	4,026 ⁸	square feet	Average House Lot Area	
501.7 ⁷	374.0 ⁷	374.0 ⁸	square metres		
2,088 ⁷	2,057 ⁷	2,057 ⁸	square feet	Average House Size ³	
194.0 ⁷	191.1 ⁷	191.1 ⁸	square metres		
53.7	43.3	90	%	residential areas ⁴	Effective Permeable Area
70.0	57.6	90	%	whole neighbourhood ⁵	
110	87	18	%	residential area ⁴	Effective Impervious Area
72	65	18	%	whole neighbourhood ⁵	
58.5	71.2	95	% population	Neighbourhood Walkability	
45.9	33.2	33.2	VKT/ household/ day	VKT ⁶	
73.1	77.9	73.0	% Georgia Basin households	Affordability	
81.5	85	100	% benchmark	Housing Mix	

⁷ Average house lot area and average house size taken from *HPI User's Guide*.

⁸ As this is a hypothetical pattern currently under development, average house lot area and average house size are not currently available. As the pattern is based on the Pedestrian pattern, it is acceptable for this study to assume that lot and house sizes will be comparable between the two patterns.