

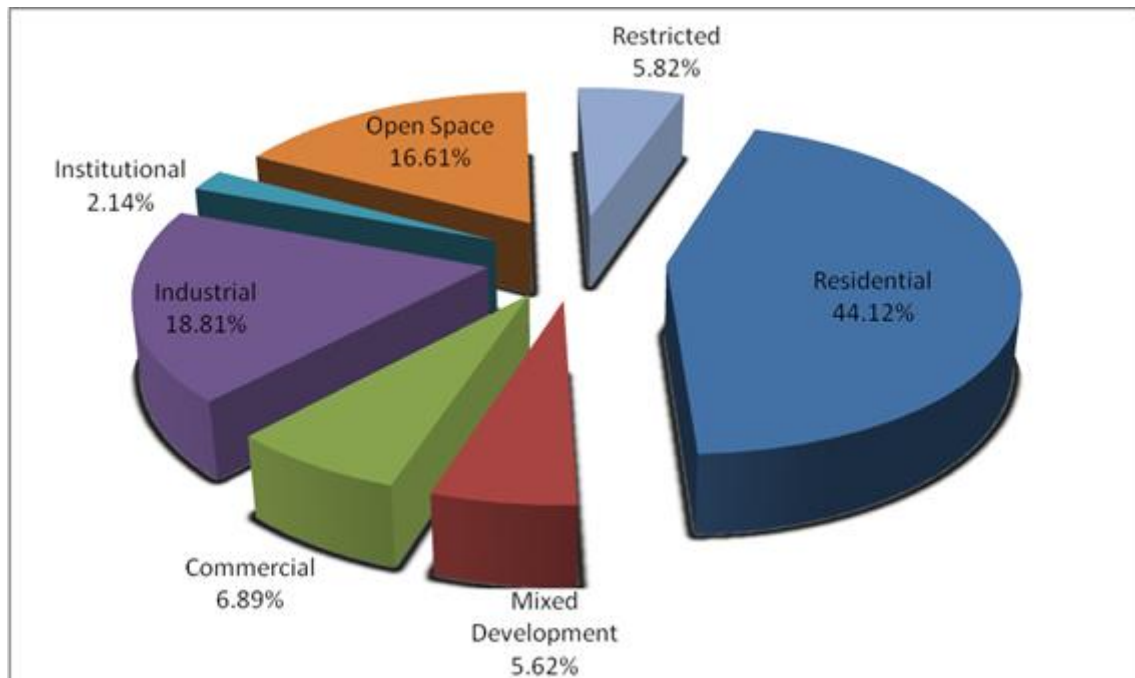
LAND USE PATTERNS

Residential Housing Types in Mount Pearl in 2011

Understanding Residential Land Use Patterns

The greatest segment of land use in Mount Pearl is dedicated to residential uses. Below is a breakdown of the types of housing units that make up the housing sector in the City. In keeping with the low density residential character of Mount Pearl, the vast majority of houses (64.22%) are single detached dwellings and, of these, many (17.15%) have subsidiary apartments. Only a small percentage (4.06%) of the dwelling options in Mount Pearl are multi-family dwelling units and these consist of different housing options such as apartments, condominiums and seniors' housing complexes.

Breakdown of Land Use Zones by Area in Mount Pearl, 2011



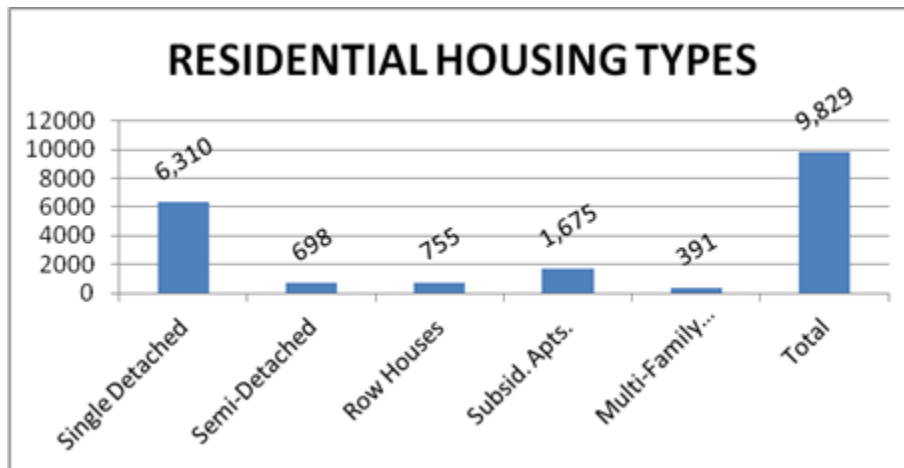
The following two tables were generated based on the City's municipal tax roll. Only houses that have construction completed and have been assessed are included. Figure 6.3 illustrates the breakdown of residential housing types in Mount Pearl at the end of 2011.

Breakdown of Residential Housing Types in Mount Pearl, 2011

HOUSING TYPE	# OF UNITS	PERCENTAGE
Single detached home	6310	64.2%
Semi-detached home (2 unit buildings)	698	7.1%
Row house	755	7.7%
Subsidiary Apartments	1675	17.0%
Multi-family units	391	4.0%
Total Dwelling Units	9,829	100%

Source: Planning and Development Department, January, 2012
 Other Sources: Municipal Accounting and Information System, January, 2012

Breakdown of Residential Housing Types in Mount Pearl, 2011



Source: Approximated from Planning and Development Department Data, January, 2012

Land Use Breakdowns in Mount Pearl in 2011

The following table represents a breakdown of the amount of land in each land use zone.

	Zoning	Land Area (Hectares)	Land Area (Acres)	Land Area (% of Zoning Category)	Land Area (% of total in City)
Residential					
Residential-Single Unit Detached-1	RSU-1	23.9	59.1	3.53%	1.56%
Residential-Single Unit Detached-2	RSU-2	8.5	21	1.25%	0.55%
Residential-Single Unit Detached-3	RSU-3	45.3	111.9	6.68%	2.96%
Residential-Low Density	RLD	29.5	73.0	4.36%	1.93%
Residential-Medium Density	RMD	460.5	1137.9	67.92%	30.07%
Residential-High Density	RHD	83.2	205.6	12.27%	5.43%
Residential-Infilling	RINF	4	9.8	0.58%	0.26%
Residential-Art Gallery	R-AG	0.3	0.7	0.04%	0.02%
Residential-Institutional	R-I	0.2	0.4	0.02%	0.01%
Residential-High Density (Special)	RHD-S	2.2	5.5	0.33%	0.15%
Apartment	APT	20.4	50.5	3.01%	1.33%
Total Residential		678.1	1675.4	100.00%	44.27%

Mixed Development					
Mixed Development	MD	86.8	214.4	100.00%	5.67%
Total Mixed Development		86.8	214.4	100.00%	5.67%

Commercial					
City Centre	CC	5.3	13	5.11%	0.34%
Commercial-General	GC	28.6	70.7	27.77%	1.87%
Commercial-General (Special)	GC-S	1.8	4.4	1.73%	0.12%
Commercial-General Mix	GC-M	4	10	3.93%	0.26%
Commercial-Local	LC	4.3	10.5	4.12%	0.28%
Commercial-Highway	HC	22.3	55.1	21.64%	1.46%
Shopping Centre	SC	35.4	87.5	34.37%	2.31%
Office Building	OB	0.4	1	0.39%	0.03%
Commercial-Recreation	CR	1	2.4	0.94%	0.06%
Total Commercial		103.1	254.6	100.00%	6.73%

Industrial					
Industrial-Light	LI	287.5	710.5	100.00%	18.78%
Total Industrial		287.5	710.5	100.00%	18.78%

Institutional					
Community and Public Services	PB	31.5	77.8	96.17%	2.06%
Heritage Resource	HR	1.3	3.1	3.83%	0.08%
Total Institutional		32.8	80.9	100.00%	2.14%
Comprehensive Development Area					
Comprehensive Development Area	CDA	0	0	0.00%	0.00%
Total Comprehensive Development Area		0	0	0.00%	0.00%
Open Space / Conservation					
Recreational Open Space	OS	152.6	377.2	60.04%	9.97%
Rural	RURAL	1.5	3.7	0.58%	0.10%
Conservation	CON	70.6	174.5	27.78%	4.61%
Open Space Cemetery	OC	28.4	70.3	11.19%	1.86%
Open Space Reserve	OSR	1.1	2.6	0.41%	0.07%
Total Open Space /Conservation		254.2	628.3	100.00%	16.60%
Restricted					
Restricted	RESTRICT	89.0	220.0	100.00%	5.82%
Total Restricted		89.0	220.0	100.00%	5.82%
TOTAL IN MOUNT PEARL		1531.5	3784.1	100.00%	100.00%

Note: Totals may vary due to rounding

Source: Mount Pearl Planning and Development Department Data, January, 2012