Appendix F

OAKVILLE GREEN HEALTH SCIENCES - SENSITIVITY ANAYSIS AT REDUCED MODAL SPLIT

Land Use Parameter	Type of Usage	Building Occupancy %	GLA Occupied (sq.m)	Number of Employees	Veh Trip Conv Factor 1.28	Employees Veh Trips	ITE Veh Trips (PM Peak)	Percentage Difference
Employment Building	Retail	90	1722	60	47	1113	555	50%
	R&D+Incu	90	35978	1364	1066			
Medical Centre/ Office	Retail	90	456	16	12	497	747	-50%
	R&D+Incu	90	15183	621	485			
Hotel/ Conferencing	Retail & Conf Area	90	3083	108	84	116	131	-13%
	Hotel Rooms	70	5909	42	32			
Senior Living	Retail	90	158	5	4	117	22	81%
	L/Term Care/Suite	90	6952	144	113			
TOTAL				2360		1843	1455	21%

Assumptions:

1. For all type of land uses, AM and PM Peak hours are considered to be the same as adjacent street traffic peak hours as a worst case scenario.

2. Building occupancy rates are based on the GTA and sub-urban market reports.

3. A conversion factor of 1.28 is used to convert personal trips into vehicle trips.

4. Modal splits rates and trip reduction factors are not applied to any type of building usage to determine actual difference in traffic volume generated between employee and ITE based vehicular trips.

5. There is a net difference of 388 vehicle trips or 21% more number of Employees vehicle trips vs ITE based vehicle trips.