

Proposed Land Use & Population Statistics

	Area (ha)	% of GA	% of GDA
GROSS AREA	360.45	100.0%	
Natural Area (Environmental Reserve)	6.58	1.8%	
Pipeline & Utility R/W	7.75	2.2%	
30 Avenue & 91 Street (Existing Gov't ROW)	3.70	1.0%	
Arterial Road R/W	13.20	3.7%	
Total Non-Developable Area	31.23	8.7%	
GROSS DEVELOPABLE AREA	329.22		100.0%
Community Commercial	7.64		2.3%
Institutional			
Urban Services	12.39		3.8%
Residents Association	3.40		1.0%
Parkland, Recreation, School (Municipal Reserve)			
School and Community Park	18.74	} 32.78	5.7%
Urban Village Park	5.56		1.7%
Pocket Park	4.16		1.3%
Greenway	2.41		0.7%
Natural Area	1.91		0.6%
Transportation			
Circulation	59.26		18.0%
Infrastructure / Servicing			
Stormwater Management Facilities	23.74		7.2%
Transition Area	1.81		0.5%
TOTAL Non-Residential Area	141.02		42.8%
Net Residential Area (NRA)	188.20		57.2%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population	% of NRA
Low Density Residential							
Single/Semi-Detached	160.96	25	4,024	65.2%	2.8	11,267	85.5%
Medium Density Residential							
Rowhousing	6.77	45	304	4.9%	2.8	851	3.6%
Low-rise / Medium Density Housin	20.47	90	1,842	29.9%	1.8	3,315	10.9%
Total Residential	188.20		6,170	100.0%		15,433	100.0%

SUSTAINABILITY MEASURES

Population Density (ppnrha)	82
Unit Density (upnra)	33
[Low Density Residential / Medium Density Residential] Unit Ratio	65% / 35%
Population (%) within 500 m of Parkland	100%
Population (%) within 400 m of Transit Service	100%
Population (%) within 600 m of Commercial Service	48%
Presence/Loss of Natural Area Features	Area (ha)
Protected as Environmental Reserve (ha)	6.58
Conserved as Naturalized Municipal Reserve (ha)	1.91
Protected through other means (ha)	N/A
Lost to Development (ha)	N/A

STUDENT GENERATION

Public School Board	1,316
Elementary / Junior High (K-9)	987
Senior High (10-12)	329
Separate School Board	657
Elementary / Junior High (K-9)	493
Junior / Senior High (10-12)	164
Total Student Population	1,973