

Table 2: Land Use and Population Statistics

HERITAGE VALLEY 14 NEIGHBOURHOOD AREA STRUCTURE PLAN							
LAND USE AND POPULATION STATISTICS							
BYLAW #####							
	Area (ha)			% of GA			
Gross Area	126.97			100%			
Arterial Roadways	9.78			7.7%			
Utility/Pipeline Corridors	6.60			5.2%			
	Area (ha)			% of GDA			
Gross Developable Area	110.59						
Municipal Reserve	11.06			10.0%			
School Park				5.22			
Existing Natural Area				5.84			
Health Care Campus Site	40.13			36.3%			
LRT	3.82			3.5%			
Commercial/Mixed Use	0.95			0.9%			
Main Street*	0.18			0.2%			
Stormwater Management Facilities	10.95			9.9%			
Circulation at 20% (excludes Health Care Campus)	14.09			12.7%			
Total Non Residential Area	81.18						
Net Residential Area	29.41						
RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT							
Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA	
Low Density Residential (LDR)							
Single/Semi Detached	15.6	25	390	2.8	1092	53.0%	
Medium Density Residential (MDR)							
Rowhousing	3.61	45	162	2.8	455	12.3%	
Low Rise/Medium Density Residential	6.6	90	594	1.8	1069	22.4%	
High Density Residential (HDR)							
Medium - High Rise Residential	3.6	225	810	1.5	1215	12.2%	
TOTAL	29.41		1,956		3,831		
SUSTAINABILITY MEASURES							
Population Per Net Hectare (p/nrha)				130.3			
Dwelling Units Per New Residential Hectare (du/nrha)				66.5			
Population (%) within 500 m of Parkland				91%			
Population (%) within 400 m of Transit Service				100%			
Population (%) within 600 m of Commercial Service				100%			
Presence/Loss of Natural Areas							
Protected as Environmental Reserve (ha)				0			
Conserved as Naturalized Municipal Reserve (ha)				5.84			
Protected through other means (ha)				0			
Loss to Development (ha)				1.87			
STUDENT GENERATION COUNT							
	Elementary	Junior High	Senior High				
Public School Board	221	111	111				
Separate School Board	111	56	56				
TOTAL	332	167	167	666			
NOTE:*The Main Street area is separated into 50% land area under Main Street and 50% under Low Rise/Medium Density Residential.							