## GROSS AREA

<table>
<thead>
<tr>
<th>Area (ha)</th>
<th>%GA</th>
<th>North</th>
<th>Northwest</th>
<th>Central</th>
<th>Southeast</th>
<th>Southwest</th>
</tr>
</thead>
<tbody>
<tr>
<td>1957.7</td>
<td>79.6%</td>
<td>386.0</td>
<td>31.4</td>
<td>378.1</td>
<td>497.7</td>
<td>384.5</td>
</tr>
</tbody>
</table>

- **Wetland (Environmental Reserve)**
  - 221.2 | 11.3% | 34.0 | 69.6 | 26.2 | 39.3 | 52.1
- **Wetland to be Determined**
  - 2.5 | 0.1% | - | 2.5 | - | - | -
- **Public Utility ROW**
  - 10.5 | 0.5% | 4.8 | 0.6 | 3.6 | - | 1.5
- **Arterial Roadway**
  - 85.4 | 4.4% | 12.8 | 17.9 | 15.1 | 17.6 | 22.0
- **Existing Country Residential**
  - 72.1 | 3.7% | - | - | 72.1 | - | -
- **Existing Park (Municipal Reserve)**
  - 8.3 | 0.4% | - | - | 8.3 | - | -

## GROSS DEVELOPABLE AREA

<table>
<thead>
<tr>
<th>Area (ha)</th>
<th>%GDA</th>
</tr>
</thead>
<tbody>
<tr>
<td>1557.8</td>
<td>78.6%</td>
</tr>
</tbody>
</table>

- **Town Centre Mixed Used**
  - 2.6 | 0.2% | - | 2.6 | - | - | -
- **Commercial/Residential Mixed Used**
  - 15.2 | 1.0% | 8.3 | 6.9 | - | - | -
- **Commercial**
  - 39.0 | 2.5% | 8.0 | 5.1 | - | 10.2 | 15.7
- **Business Employment**
  - 94.7 | 6.1% | 94.7 | - | - | - | -
- **Institutional**
  - 2.5 | 0.2% | 2.5 | - | - | - | -
- **Institutional/Residential Mixed Used**
  - 5.6 | 0.4% | - | 5.6 | - | - | -
- **Parkland, Recreation, School (Municipal Reserve)**
  - 156.8 | 10.1% | 20.0 | 28.8 | 45.6 | 34.1 | 28.3
- **District-ACTIVITY Park**
  - 33.5 | 1.9% | - | - | 30.1 | - | -
- **School/Park**
  - 59.7 | 3.8% | 5.3 | 19.4 | 5.5 | 21.5 | 8.0
- **Urban Village Park**
  - 12.1 | 0.8% | 4.2 | 3.9 | - | - | 4.0
- **Picket Park & Linear Park**
  - 29.7 | 1.9% | 9.2 | 0.5 | 2.0 | 20.0 | 4.0
- **Natural Area (MR)**
  - 25.3 | 1.6% | 1.5 | 5.1 | 8.0 | 0.6 | 10.1
- **Transportation - circulation**
  - 311.6 | 20.0% | 66.9 | 44.2 | 50.6 | 88.2 | 61.8
- **Stormwater Management Facility**
  - 92.4 | 5.9% | 21.4 | 15.2 | 16.0 | 19.3 | 11.9

### RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT

<table>
<thead>
<tr>
<th>Land Use</th>
<th>ASP North</th>
<th>North-East</th>
<th>Central</th>
<th>Southeast</th>
<th>Southwest</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single/Semi-Detached</td>
<td>630.3</td>
<td>87.2</td>
<td>63.6</td>
<td>110.4</td>
<td>228.2</td>
</tr>
<tr>
<td>25 du/nrha</td>
<td>15,757</td>
<td>2,181</td>
<td>1,589</td>
<td>2,761</td>
<td>5,706</td>
</tr>
<tr>
<td>2.5 du/nrha</td>
<td>44,119</td>
<td>6,105</td>
<td>4,449</td>
<td>7,731</td>
<td>15,977</td>
</tr>
<tr>
<td>Row Housing</td>
<td>122.6</td>
<td>12.7</td>
<td>22.0</td>
<td>20.0</td>
<td>41.0</td>
</tr>
<tr>
<td>45 du/nrha</td>
<td>5,519</td>
<td>571</td>
<td>988</td>
<td>900</td>
<td>1,845</td>
</tr>
<tr>
<td>2.5 du/nrha</td>
<td>15,453</td>
<td>1,599</td>
<td>2,766</td>
<td>2,520</td>
<td>5,166</td>
</tr>
<tr>
<td>Low-rise/Medium Density Housing</td>
<td>78.2</td>
<td>11.3</td>
<td>27.0</td>
<td>9.0</td>
<td>18.5</td>
</tr>
<tr>
<td>40 du/nrha</td>
<td>7,038</td>
<td>1,013</td>
<td>2,426</td>
<td>810</td>
<td>1,665</td>
</tr>
<tr>
<td>1.5 du/nrha</td>
<td>12,668</td>
<td>1,823</td>
<td>4,366</td>
<td>1,456</td>
<td>2,997</td>
</tr>
<tr>
<td>Total Residential</td>
<td>837.4</td>
<td>53.8%</td>
<td>112.6</td>
<td>112.5</td>
<td>140.6</td>
</tr>
</tbody>
</table>

### SUSTAINABILITY MEASURES

| Population Per Net Hectare (p/ha) | 90.1 | 89.0 | 103.0 | 86.1 | 86.0 | 86.4 |
| Dwelling Units Per Net Residential Hectare (du/nrha) | 36.4 | 36.3 | 44.5 | 33.7 | 33.6 | 33.8 |
| Population (%) within 500m of Parkland | 36% | | | | | |
| Population (%) within 400m of Transit | 100% | | | | | |
| Population (%) within 500m of Commercial | 35% | | | | | |
| Presence/Loss of Natural Area | | | | | | |
| Protected as ER | 198.3 | | | | | |
| Conserved as NMR | 30.2 | | | | | |
| Protected through other means (ha) | 7.4 | | | | | |

### STUDENT GENERATION COUNT

#### Public School Board
- **Elementary School**
  - 3,117 | 668.8 | 443.0 | 505.6 | 881.6 | 617.8
- **Junior High**
  - 1,559 | 334.4 | 222.0 | 252.8 | 440.8 | 308.9
- **Senior High**
  - 1,559 | 334.4 | 222.0 | 252.8 | 440.8 | 308.9

#### Separate School Board
- **Elementary School**
  - 1,559 | 334.4 | 222.0 | 252.8 | 440.8 | 308.9
- **Junior High**
  - 780 | 167.2 | 11.0 | 126.4 | 220.4 | 154.5
- **Senior High**
  - 780 | 167.2 | 11.0 | 126.4 | 220.4 | 154.5

**Total Student Population**
- 9,553 | 2,006.4 | 1,331.0 | 1,316.8 | 2,644.8 | 1,853.5

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1. The total area of this designation is 8.66 ha with 0.5 ha intended for a future Pocket Park (Municipal Reserve). The assumed split between residential and non-residential (retail and office) land uses is assumed as 67.33% respectively. The residential portion of this designation is accounted for in Low-rise/Medium Density Housing.
2. The total area of this designation is 29.30 ha. The assumed split between residential and non-residential (retail and office) land uses is assumed as 40.60% respectively in Decoteau North and 60.40% respectively in the Northwest District. The residential portion of this designation is accounted for in Low-rise/Medium Density Residential.
3. The total area of this designation is 5.63 ha. The assumed split between residential and institutional land uses is assumed as 40.60% respectively.
4. Does not include population within 500m of Pocket Parks, which will be identified in future Neighbourhood Structure Plans.
5. Does not include population within 600m of convenience commercial sites, which will be identified in future Neighbourhood Structure Plans.
6. Includes additional areas that may be retained through ER dedication, compensation, land exchange, etc. These natural areas will be identified in future Neighbourhood Structure Plans.
7. Includes areas recommended for retention as per the ENR II.