

3.10 DEVELOPMENT STATISTICS

TABLE 4: DEVELOPMENT STATISTICS

	Area (ha)	% of GA				
GROSS AREA	311.41	100.0%				
Arterial Roadway	17.90					
Natural Area (ER)	26.44					
Natural Area Buffer (ER)	43.12					
Natural Area (ER) to be determined	2.45					
Pipeline R/W	0.63					
GROSS DEVELOPABLE AREA	220.87	100.0%				
Town Centre Mixed Use ¹	2.62	1.19%				
Mixed Use ²	6.92	3.13%				
Neighbourhood Commercial	5.09	2.31%				
Parkland, Recreation, School (Municipal Reserve)	28.78	13.03%				
School / Park (MR)	23.22					
Town Centre Pocket Park (MR)	0.50					
Natural Area (MR)	4.49					
10% of Non ER on City Owned Parcels	0.57					
Institutional / Residential Mixed Use ³	5.63	2.55%				
90% of Non ER on City Owned Parcels	5.11	2.32%				
Transportation	38.25	17.32%				
Stormwater Management Facilities	15.20	6.88%				
TOTAL Non-Residential Area	107.61	48.72%				
Net Residential Area (NRA)	113.26	51.28%				
RESIDENTIAL LAND USE AREA, UNIT, AND POPULATION COUNT						
Land Use	Area (ha)	Units/ha	Units	People/Unit	Pop.	% of NRA
Low Density Residential	64.37	25	1,609	2.8	4,506	56.83%
Street-Oriented Residential	11.57	45	521	2.8	1,457	10.21%
Medium Density Residential ⁴	20.78	90	1,870	1.8	3,366	18.34%
Potential Development Area (MDR)	0.73	90	66	1.8	118	0.64%
Mixed Use Residential ²	10.38	45	467	1.8	841	4.80%
Town Centre Mixed Use Residential ^{1 5}	5.44	90	490	1.5	734	4.80%
Total Residential	113.26		4,467		10,170	

¹ The total area of this designation is 8.56 ha, with 0.5 ha intended for a future Pocket Park (MR). The assumed split between residential and non-residential (retail and office) land uses is assumed as 67:33 respectively.

² The total area of this designation is 17.31 ha. The assumed split between residential and non-residential (retail and office) land uses is assumed as 60:40.

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. The residential portion of this designation is accounted for in Medium Density Residential.

⁴ Medium Density Residential includes the Civic Use site.

⁵ Units/ha is an average between the 125 units/ha for development 0-200m and 63 units/ha for development 200-400m from the Transit Centre respectively.

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (ppnrha)	89.8
Units Per Net Residential Hectare (upnrha)	39.4
Units Ratio (Low Density Residential and Street-Oriented Residential / Medium Density Residential, Mixed Use Residential, and Town Centre Mixed Use Residential)	47.7% / 52.3%
Population (%) within 500m of Parkland	100.0%
Population (%) within 400m of Transit Service	100.0%
Population (%) within 600m of Commercial Service	97%

PRESENCE/LOSS OF NATURAL FEATURES

Protected as Environmental Reserve (ha)	69.56
Conserved as Naturalized Municipal Reserve (ha)	4.49
Protected through Other Means (ha)	0.67
Lost to Development (ha)	4.29

STUDENT GENERATION STATISTICS

Level	Public	Separate	Francophone	Total
Elementary School	443	222	250	915
Junior High School	222	111	125	458
Senior High School	222	111	125	458
Total	887	444	500	1,831