

Appendix 1 – Land Use and Population Statistics

Decoteau North NSP		Area (ha)
GROSS AREA		385.97
Wetland (Environmental Reserve)		25.61
Arterial Roadway		12.77
Public Utility Lot		4.86
GROSS DEVELOPABLE AREA		342.73
Commercial/Residential Mixed Use		8.32
Commercial		7.62
Business Employment		98.50
Parkland, Recreation, School (Municipal Reserve)		25.06
<i>Urban Village Park</i>		7.89
<i>Pocket Park & Greenway</i>		4.69
<i>Natural Area</i>		12.48
Transportation - circulation (20% GDA)		68.55
Stormwater Management Facility		18.64
Total Non-Residential Area		226.69
Net Residential Area		116.04
RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT		
Land Use		North
Low Density Residential	Area (ha)	90.03
25 du/nrha	Units	2,251
2.8 p/du	Population	6,302
Street Oriented	Area (ha)	10.57
45 du/nrha	Units	476
2.8 p/du	Population	1,332
Medium Density Residential	Area (ha)	13.98
90 du/nrha	Units	1,258
1.8 p/du	Population	2,265
High Density Residential	Area (ha)	1.46
225 du/nrha	Units	329
1.5 p/du	Population	493
Total Residential	Area (ha)	116.04
	Units	4,313
	Population	10,392
SUSTAINABILITY MEASURES		
Population Per Net Hectare (p/nha)		89.55
Dwelling Units Per Net Residential Hectare (du/nrha)		37.17
Population (%) within 500m of Parkland		100%
Population (%) within 400m of Transit Service		100%
Population (%) within 600m of Commercial Service		79%
Presence/Loss of Natural Areas		
Protected as Environmental Reserve	25.61	
Conserved as Naturalized Municipal Reserve (ha)	12.48	
Protected through other means (ha)	0.00	
Lost to Development (ha)	17.14	
STUDENT GENERATION COUNT		
Public School Board		
Elementary School		685
Junior High		343
Senior High		343
Separate School Board		
Elementary School		343
Junior High		171
Senior High		171
Total Student Population		2,056

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