

**Table 2: Land Use and Population Statistics**

**HERITAGE VALLEY 14 NEIGHBOURHOOD AREA STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW #####**

	Area (ha)	% of GA
<b>Gross Area</b>	126.97	100%
Arterial Roadways	9.82	7.7%
Utility/Pipeline Corridors	5.95	4.7%
	Area (ha)	% of GDA
<b>Gross Developable Area</b>	111.20	
Municipal Reserve (TOTAL)	11.14	10.0%
<i>School Park</i>	5.51	
<i>Natural Area</i>	5.63	
Health Campus Site	40.27	36.2%
LRT	3.82	3.4%
Public Utility R/W	0.30	0.3%
North Commercial Mixed Use Site	0.47	0.4%
South Commercial Mixed Use Site	0.18	0.2%
Stormwater Management Facilities	10.91	9.8%
Circulation at 20% (excludes Health Care Campus)	14.19	12.8%
<b>Total Non Residential Area</b>	<b>81.28</b>	
Net Residential Area	29.92	

**RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT**

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
<b>Low Density Residential (LDR)</b>						
Single/Semi Detached	15.70	25	393	2.8	1099	52.5%
<b>Medium Density Residential (MDR)</b>						
Rowhousing	3.59	45	162	2.8	452	12.0%
Low Rise/Medium Density Residential	7.03	90	633	1.8	1139	23.5%
<b>High Density Residential (HDR)</b>						
Medium - High Rise Residential	3.60	225	810	1.5	1215	12.0%
<b>TOTAL</b>	<b>29.92</b>		<b>1,997</b>		<b>3,905</b>	<b>100.0%</b>

**SUSTAINABILITY MEASURES**

Population Per Net Hectare (p/nrha)	130.5
Dwelling Units Per Net Residential Hectare (du/nrha)	66.7
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)	5.63
Protected through other means (ha)	0
Loss to Development (ha)	1.87

STUDENT GENERATION COUNT	Elementary	Junior High	Senior High	
Public School Board	222	111	111	
Separate School Board	111	56	56	
<b>TOTAL</b>	<b>333</b>	<b>167</b>	<b>167</b>	<b>667</b>

NOTE: \*The Mixed Use Sites are separated into 50% land area under Commercial and 50% under Low Rise/Medium Density Residential.