

3.10 LAND USE AND POPULATION STATISTICS

TABLE 5: LAND USE STATISTICS

	Area (ha)	% of GA				
GROSS AREA	311.4	100.0%				
Arterial Roadway	18.5					
Natural Area (ER)	26.4					
Natural Area Buffer (ER) to be determined	45.6					
Pipeline R/W	0.6					
GROSS DEVELOPABLE AREA	220.3	100.0%				
Town Centre Mixed Use ¹	2.6	1.2%				
Mixed Use Commercial ²	6.9	3.1%				
Community Commercial	4.4	2.0%				
Neighbourhood Commercial	0.7	0.3%				
Parkland, Recreation, School (Municipal Reserve)	26.7	12.1%				
School / Park (MR)	17.7					
Pocket Park (MR) ³	1.0					
Urban Village Park (MR)	3.6					
Natural Area (MR)	4.5					
Parkland (Non-MR) ⁴	2.2	1.0%				
Institutional / Residential Mixed Use ⁵	3.4	1.5%				
Civic Use ⁶	1.2	0.6%				
90% of Non ER on City Owned Parcels ⁴	5.11	2.32%				
Transportation @ 20%	44.1	20.0%				
Stormwater Management Facilities	15.2	6.9%				
TOTAL Non-Residential Area	112.6	51.1%				
Net Residential Area (NRA)	107.8	48.9%				
RESIDENTIAL LAND USE AREA, UNIT, AND POPULATION COUNT						
Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential	57.8	25	1,446	2.8	4,049	53.7%
Street-Oriented Residential	11.6	35	405	2.8	1,134	10.7%
Medium Density Residential	21.8	90	1,963	1.8	3,533	20.2%
Potential Development Area (MDR)	0.7	90	66	1.8	118	0.7%
Mixed Use Residential ²	10.4	45	467	2.8	1,308	9.6%
Town Centre Mixed Use Residential ^{1 7}	5.4	90	490	1.8	881	5.1%
Total Residential	107.8		4,836		11,023	100%

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (ppnrha)	102.3
Units Per Net Residential Hectare (upnrha)	44.9
Units Ratio (Low Density Residential and Street-Oriented Residential / Medium Density Residential, Mixed Use Residential, and Town Centre Mixed Use Residential)	39.7% / 60.3%
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)	72.0
Conserved as Naturalized Municipal Reserve (ha)	4.5
Protected through Other Means (ha)	0.7
Lost to Development (ha)	4.3

STUDENT GENERATION STATISTICS

Level	Public	Separate	Francophone	Total
Elementary School	455	228	250	933
Junior High School	228	114	125	467
Senior High School	228	114	125	467
Total	911	456	500	1,867

¹ The total area of this designation is 8.56 ha, with 0.50 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. Each Mixed Use site is expected to have a minimum residential density of 35 du/ha and a minimum commercial floor area ratio of 0.25. Development of these sites may happen in stages allowing for sites to reach or exceed these minimum densities over time.

³ Includes a potential pocket park up to 0.50 ha in the northeast of the Plan Area (size TBD).

⁴ Parkland (Non-MR) includes the remaining 10% of Non ER on City Owned Parcels (0.57 ha)

⁵ 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.

⁶ The Civic Use site (Fire Station) is identified as a Medium Density Residential site with an asterisk on the Land Use Concept.

⁷ 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.