

	Area (ha)	%GA	Alces	Meltwater	Decoteau	Kettle Lakes	Snowberry
GROSS AREA	1,957.7	100.0%	386.0	311.4	378.1	497.7	384.5
Wetland (Environmental Reserve)	223.6	11.4%	34.0	72.0	26.2	39.3	52.1
Public Utility ROW	10.5	0.5%	4.8	0.6	3.6	-	1.5
Arterial Roadway	86.0	4.4%	12.8	18.5	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	1,557.2	100.0%	334.4	220.3	252.8	440.8	308.9
		%GDA					
Town Centre Mixed Use ¹	2.6	0.2%	-	2.6	-	-	-
Commercial/Residential Mixed Use ²	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 ³	3.7	0.2%	2.5	1.2	-	-	-
Institutional/Residential Mixed Use ⁴	3.4	0.2%	-	3.4	-	-	-
Parkland, Recreation, School	154.7	9.9%	20.0	26.7	45.6	34.1	28.3
<i>District Activity Park (MR)</i>	30.1	1.9%	-	-	30.1	-	-
<i>School/Park (MR)</i>	58.0	3.7%	5.3	17.7	5.5	21.5	8.0
<i>Urban Village Park (MR)</i>	11.8	0.8%	4.2	3.6	-	-	4.0
<i>Pocket Park & Linear Park (MR)</i>	30.2	1.9%	9.2	1.0	2.0	12.0	6.0
<i>Natural Area (MR)</i>	24.7	1.6%	1.3	4.5	8.0	0.6	10.3
Parkland (Non-MR)	2.2	0.1%	-	2.2	-	-	-
Non ER on City Owned Parcels	5.1	0.3%	-	5.1	-	-	-
Transportation - circulation	311.4	20.0%	66.9	44.1	50.6	88.2	61.8
Stormwater Management Facility	92.4	5.9%	21.4	15.2	16.0	18.2	21.6
Total Non-Residential Area	724.5	46.5%	221.8	112.6	112.2	150.7	127.4
Net Residential Area	832.7	53.5%	112.6	107.8	140.6	290.1	181.5

RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT

Land Use	ASP	Alces	Meltwater	Decoteau	Kettle Lakes	Snowberry
Single/Semi-Detached	Area (ha) 624.6	87.2	57.8	110.4	228.2	140.8
25 du/nrha	Units 15,614	2,181	1,446	2,761	5,706	3,521
2.8 p/du	Population 43,720	6,105	4,049	7,731	15,977	9,857
Street-Oriented Residential	Area (ha) 11.6	-	11.6	-	-	-
35 du/nrha	Units 405	-	405	-	-	-
2.8 p/du	Population 1,134	-	1,134	-	-	-
Row Housing	Area (ha) 111.1	12.7	10.4	20.0	41.0	27.0
45 du/nrha	Units 4,998	571	467	900	1,845	1,215
2.8 p/du	Population 13,995	1,599	1,308	2,520	5,166	3,402
Low-rise/Medium Density Housing	Area (ha) 79.2	11.3	28.0	9.0	18.5	12.5
90 du/nrha	Units 7,131	1,013	2,518	810	1,665	1,125
1.8 p/du	Population 12,835	1,823	4,532	1,458	2,997	2,025
Medium to High Rise Housing	Area (ha) 6.3	1.5	-	1.2	2.4	1.2
225 du/nrha	Units 1,409	329	-	270	540	270
1.5 p/du	Population 2,113	493	-	405	810	405
Total Residential	Area (ha) 832.7	112.6	107.8	140.6	290.1	181.5
Units	29,556	4,093	4,836	4,741	9,756	6,131
Population	73,796	10,020	11,023	12,114	24,950	15,689

SUSTAINABILITY MEASURES

Population Per Net Hectare (p/nha)	90.0	89.0	102.3	86.1	86.0	86.4
Dwelling Units Per Net Residential Hectare (du/nrha)	36.5	36.3	44.9	33.7	33.6	33.8
Population (%) within 500m of Parkland ⁵	86%					
Population (%) within 400m of Transit	100%					
Population (%) within 600m of Commercial ⁶	35%					
Presence/Loss of Natural Area						
Protected as ER	198.3					
Conserved as NMR	30.2					
Protected through other means (ha) ⁷	7.4					
Lost to Development (ha) ⁸	36.9					

STUDENT GENERATION COUNT

Public School Board						
Elementary School	3,129	668.8	455.0	505.6	881.6	617.8
Junior High	1,565	334.4	228.0	252.8	440.8	308.9
Senior High	1,565	334.4	228.0	252.8	440.8	308.9
Separate School Board⁹						
Elementary School	1,815	334.4	478.0	252.8	440.8	308.9
Junior High	908	167.2	239.0	126.4	220.4	154.5
Senior High	908	167.2	239.0	126.4	220.4	154.5
Total Student Population	9,889	2,006.4	1,867.0	1,516.8	2,644.8	1,853.5

¹ The total area of this designation is 8.56 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 Alces, and 60:40 respectively in Meltwater. The residential portion of this designation is accounted for in Low-rise/Medium Density Residential.

³ Includes the 122 ha potential Institutional Use (Fire Station) in Meltwater that is identified as residential with an asterisk in the land use concept.

⁴ 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.

⁵ Does not include population within 500m of Pocket Parks, which will be identified in future Neighbourhood Structure Plans.

⁶ Does not include population within 600m of convenience commercial sites, which will be identified in future Neighbourhood Structure Plans.

⁷ Additional natural areas may be retained through ER dedication, compensation, land exchange, etc. These natural areas will be identified in future Neighbourhood Structure Plans.

⁸ Includes areas recommended for retention as per the ENR II.

⁹ Includes Catholic and Francophone student generation.