

▼ FIGURE 12: Planned Area 1 | V3 Companies of Canada

LAND USES	AREA (Ha)	DEVELOPMENT AREA (Ha)****	AREA (nrHa)***	PERCENTAGE (%)	UNITS/ nrHa	POPULATION / nrHa
Gross Area	410.05					
Existing Railroad ROW	7.50					
Future 127 Street Extension	20.33					
ROW (Existing Roads, etc.)	9.98					
Potential Significant Natural Features & Environmental Reserve*	13.60					
Gross Developable Area (GDA)**	358.64			100%		
Commercial	9.70	2.91		2.70		
Residential (20 du/nrha)	38.50		26.95	10.73	539	1348
Residential (35 du/nrha)	206.11		144.277	57.47	5050	12624
Residential (40 du/nrha)	101.73		71.211	28.37	2848	7121
Residential (42 du/nrha)	2.60		1.82	0.72	76	191
Subtotal	358.64	2.91	244.30	100.00	8514	21284

Notes:

** Gross Developable Area excludes the following areas: Existing Railroad ROW, Future 127 Street ROW, Existing Roads/Other ROW, and Potential Environmental Reserve.

*** Net Residential Ha (nrha) excludes the 10% of Municipal Reserve and 15% Roads Area and 5% PUL and Stormwater Management Areas from the Developable Residential Land Area.

**** Light Industrial and Commercial area excludes the 10% of Municipal Reserve and 15% Road Area and 5% PUL to accommodate Stormwater Management and utilities.

Overall density in this scenario (Planning Area 1) is 35 du/nrha.

▼ FIGURE 13: Planned Area 2 | V3 Companies of Canada

LAND USES	AREA (Ha)	DEVELOPMENT AREA (Ha)****	AREA (nrHa)***	PERCENTAGE (%)	UNITS/ nrHa	POPULATION / nrHa
Gross Area	327.92					
ROW (Existing Roads, etc.)	6.84					
Future 127 Street Extension Potential Significant Natural Features & Environmental Reserve*	111.96					
Existing Open Space	8.70					
Gross Developable Area (GDA)**	200.42			100%		
Commercial	15.86	4.76		7.91		
Light Industrial	178.62	53.59		89.12		
Residential (35 du/nrha)	5.94		4.20	2.96	146	364
Subtotal	200.42	58.35	4.20	100.00	146	364

Notes:

** Gross Developable Area excludes the following areas: Existing Roads/Other ROW, Potential Environmental Reserve, and Existing Open Space.

*** Net Residential Ha (nrha) excludes the 10% of Municipal Reserve and 15% Roads Area and 5% PUL and Overall density in this scenario (Planning Area 2) is 35 du/nrha.

**** Light Industrial and Commercial area excludes the 10% of Municipal Reserve and 15% Road Area and 5% PUL to accommodate Stormwater Management and utilities.

Overall density in this scenario (Planning Area 2) is 35 du/nrha.