

DEVELOPMENT YIELD PLAN

A GROUND ORIENTED NEIGHBOURHOOD

The proposed Neighbourhood Concept aligns with existing R10 zoning with regards to building form, lot coverage and allowable uses.

The misalignment remains in the proposed density, increasing from 0.45 FAR to 0.58 FAR over the entire site. (0.86 FAR North Parcel and 0.53 FAR South Parcel).

The proposed density and max. height are aligned with the OCP Future Land Use Designation for Suburban Neighbourhoods that allows for a density of 25 uph and up to 3 storeys.

LAND USE SUMMARY | NORTH PARCEL

64%	Strata Townhome	0.26 ha 0.65 ac
18%	Strata Landscape Area	0.08 ha 0.19 ac
4%	Natural Area	0.02 ha 0.05 ac
14%	Strata Road ROW	0.06 ha 0.14 ac
		94 Linear Metres
100%	0.42 ha 1.03 ac	Visitor Parking 2 Stalls

LAND USE SUMMARY | SOUTH PARCEL

40%	Strata Townhome	0.88 ha 2.18 ac
20%	Strata Landscape Area	0.45 ha 1.11 ac
9%	Neighbourhood Park + Greenway	0.19 ha 0.47 ac
18%	Natural Area	0.39 ha 0.96 ac
13%	Strata Road ROW	0.29 ha 0.71 ac
		480 Linear Metres
100%	2.20 ha 5.43 ac	Visitor Parking 7 Stalls

DEVELOPMENT YIELD	North Area	South Area	Total
TH1 1,500.0 SqFt	9	10	19
TH2 1,650.0 SqFt	10	10	20
TH3 2,200.0 SqFt	0	10	10
TH4 2,600.0 SqFt	0	13	13
TH5 2,900.0 SqFt	0	6	6
Total Units	19	49	68

