

**TABLE 1**  
**THE MEADOWS AREA STRUCTURE PLAN**  
**APPROVED LAND USE AND POPULATION STATISTICS**  
**BYLAW 17143**

<b>Gross Area</b>	<b>1401.17</b>	
Arterial Roadways	61.28	
Utility/Pipeline Corridors and Railway Facilities	41.31	
Environmental Reserve <sup>1</sup>	19.48	
<b>Gross Developable Area</b>	<b>1279.10</b>	100.0%
Parks and Schools	147.9	11.6
Mixed Use Area	25.2	2.0
Transit Centre/Park and Ride	2.53	0.2
Commercial	38.95	3.0
Stormwater Management Facilities	77.7	6.1
Circulation	222.44	17.4
Other (e.g. Cemetery)	1.68	0.1
Institutional	3.32	0.2
<b>Total</b>	<b>519.72</b>	<b>40.6%</b>
<b>Net Residential Area</b>	<b>759.38</b>	<b>59.4%</b>
<b>RESIDENTIAL LAND USE AND POPULATION</b>	<b>Area</b>	<b>Population</b>
Larkspur	82.44	6,606
Wild Rose	107.13	8,050
Silver Berry	86.19	5,819
Laurel	171.26	13,723
Neighbourhood 5	131.51	9,940
Tamarack	106.85	9,120
Maple	74	6,344
<b>Total Residential</b>	<b>759.38</b>	<b>59,602</b>

Density: 46.5 persons per gross developable hectare

<b>STUDENT GENERATION</b>	<b>Elementary (K-6)</b>	<b>Junior High/High School</b>	<b>Total</b>
Public	2,562	2,562	5,124
Separate	1,025	1,025	2,050
<b>Total</b>	<b>3,587</b>	<b>3,587</b>	<b>7,174</b>

<sup>1</sup> The total amount of Environmental Reserve lands will be more accurately determined at the Neighbourhood Structure Planning stage.

**TABLE 2**  
**THE MEADOWS AREA STRUCTURE PLAN**  
**PROPOSED LAND USE AND POPULATION STATISTICS**  
**BYLAW 17365**

<b>Gross Area</b>	<b>1369.3</b>	
Arterial Roadways	61.3	
Utility/Pipeline Corridors and Railway Facilities	33.1	
Environmental Reserve <sup>1</sup>	11.3	
<b>Gross Developable Area</b>	<b>1263.6</b>	<b>100.0%</b>
Parks and Schools	147.9	11.7
Mixed Use Area	25.2	2.0
Transit Centre/Park and Ride	2.5	0.2
Commercial	39.0	3.1
Stormwater Management Facilities	77.7	6.1
Circulation	234.9	18.6
Other (e.g. Cemetery)	1.7	0.1
Institutional	3.3	0.3
<b>Total</b>	<b>532.2</b>	<b>42.1 %</b>
<b>Net Residential Area</b>	<b>731.5</b>	<b>57.9 %</b>
<b>RESIDENTIAL LAND USE AND POPULATION</b>	<b>Area</b>	<b>Population</b>
Larkspur	82.4	6,606
Wild Rose	107.1	6,770
Silver Berry	86.2	5,818
Laurel	171.3	15,792
Aster	104.92	8,755
Tamarack	105.5	9,120
Maple	74.0	6,494
<b>Total Residential</b>	<b>731.5</b>	<b>59,355</b>

Density: 47.0 persons per gross developable hectare

<b>STUDENT GENERATION</b>	<b>Elementary (K-6)</b>	<b>Junior High/High School</b>	<b>Total</b>
Public	2,562	2,562	5,124
Separate	1,025	1,025	2,050
<b>Total</b>	<b>3,587</b>	<b>3,587</b>	<b>7,174</b>

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<sup>1</sup> The total amount of Environmental Reserve lands will be more accurately determined at the Neighbourhood Structure Planning stage

**TABLE 3**  
**ASTER NEIGHBOURHOOD STRUCTURE PLAN**  
**PROPOSED LAND USE AND POPULATION STATISTICS**  
**BYLAW 17366**

	Area (ha.)	% of GDA
<b>GROSS AREA</b>	204	
Natural Area (Environmental Reserve)	20.09	
<i>Environmental Reserve</i>	7.15	
<i>Wetland Environmental Reserve</i>	12.94	
Pipeline & Utility Right-of-Way	2.59	
Arterial Road Right-of-Way	5.72	
<b>GROSS DEVELOPABLE AREA</b>	<b>175.60</b>	<b>100.0 %</b>
<b>Existing Land Uses</b>		
Commercial	1.31	0.7 %
Parkland, Recreation, School (Municipal Reserve)	15.68	8.9 %
<i>Local/Pocket Parks</i>	2.49	
<i>MR Greenway</i>	0.19	
<i>CKC/School/Park</i>	13.00	
Natural Area (Municipal Reserve)	1.87	1.1 %
Institutional		
<i>Church Site</i>	1.23	0.7 %
Mixed-Use (Non Residential Portion)	2.22	1.3 %
Transportation		
<i>Circulation(20% of GDA)</i>	35.12	20.0 %
Transit Centre	NA	
Infrastructure/ Servicing		
Storm Water Management Facilities	13.25	7.5 %
Special Use	NA	
<b>Total Non-Residential Area</b>	<b>70.68</b>	<b>40.3 %</b>
<b>Net Residential Area (NRA)</b>	<b>104.92</b>	<b>59.7 %</b>
	<b>175.60</b>	<b>100.0 %</b>

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

Land Use	Area (ha)	Unit/ha	Units	People/Unit	Population	% of
Single / Semi-Detached	87.17	25	2,179	2.8	6,102	83.1 %
Row Housing	6.17	45	278	2.8	777	5.9 %
Low-Rise/Medium	9.36	90	842	1.8	1,516	8.9 %
Medium to High Rise	0	225	0	1.5	0	0.0 %
Mixed Uses (residential)	2.22	90	200	1.8	360	2.1 %
<b>Total</b>	<b>104.92</b>		<b>3,499</b>		<b>8,755</b>	<b>100.0 %</b>

**STUDENT GENERATION**

<b>Public School Board</b>	<b>704</b>
Elementary School	352
Junior High School	176
Senior High School	176
<b>Separate School Board</b>	<b>352</b>
Elementary School	176
Junior High School	88
Senior High School	88
<b>Total Student Population</b>	<b>1056</b>

**SUSTAINABILITY**

Population Per Net Hectare	83.44		
Units Per Net Residential Hectare	33.3		
[Single / Semi-Detached] / [Row Housing; Low –Rise / Medium Density Housing; Medium to High-Rise Units]	83% / 17%	<b>Presence / Loss of Natural Area Feature</b>	<b>Land / Water</b>
Population (%) within 500m of	98%	Protected as Environmental Reserve	20.09
Population (%) within 400m of Transit	100%	Conserved as Naturalized Municipal Reserve (MR)	1.87
Population (%) within 600m of Commercial Service	58%	Loss to Development (ha)	35.68