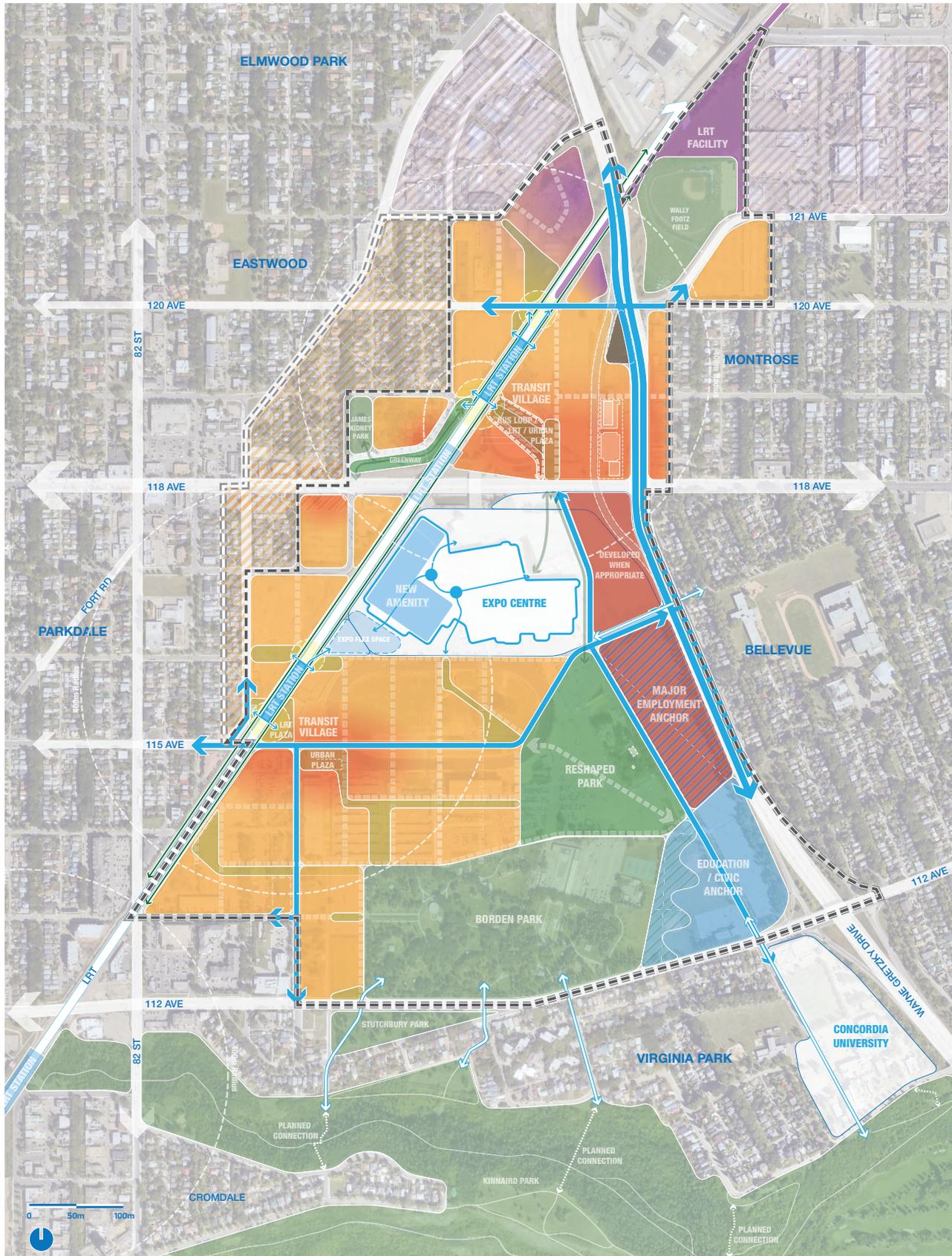


Development Concept



- | | | | |
|--|--|---|---|
| ● GRADE ORIENTED RESIDENTIAL | ● CIVIC/EDUCATION ANCHOR | ● LRT STATION LANDING SPACES | PLAN AREA |
| ■ MIXED USE TRANSIT VILLAGE NODE | ■ EMPLOYMENT ANCHOR | ■ LIGHT INDUSTRY / LRT FACILITY | STUDY AREA |
| ■ INDUSTRIAL TRANSITION | ▨ INCREMENTAL INFILL AREAS | ▨ INCREMENTAL INDUSTRIAL AREAS | |
| ■ COMMERCIAL (WITHIN EXPO SITE) | ■ GREEN SPACE | | |

Development Statistics

The following table provides a summary of the potential full build out of the Development Concept.

OVERALL DEVELOPMENT STATISTICS

	Area (ha)	% of Gross	
Gross Area	149.40	100%	
LRT R/W	5.94	3.98%	
Wayne Gretzky Drive (Future re-linked R/W)	9.65	6.46%	
Arterial Roads (80St, 82St, Ford Rd., 112Ave, and 118Ave)	5.68	3.8%	
Stormwater Management Facility (WGD at 120Ave)	0.26	0.17%	
	Area (ha)	% of Gross	% of GDA
Gross Developable Area (GDA)	127.86	85.58%	100%
Non-Residential Uses			
Civic/Education Anchor**	6.07	4.06%	4.75%
Employment Anchor	3.84	2.57%	3.01%
Expo Centre Site	14.36	9.61%	11.23%
LRT Cleaning and Storage Facility	1.93	1.29%	1.51%
Industrial Transition (50% anticipated to remain industrial)	2.75	1.84%	2.15%
Parkland			
Metropolitan and District Parks: Borden (2.46ha area increase), Wally Footz	26.04	17.43%	20.37%
Existing Neighbourhood-level Park: James Kidney (includes Existing Coliseum Station bus loop area)	1.24	0.83%	0.97%
Urban plazas, linear greenways, and pocket parks (future municipal reserve dedications)*	5.26	3.52%	4.12%
Transportation			
Circulation (ultimate anticipated local, collector, laneway ROW)*	19.84	13.28%	15.51%
Total Non-Residential Area	81.34	54.45%	63.62%
Net Residential Area	45.51	31.13%	36.38%

RESIDENTIAL LAND USE AREA, UNIT, AND POPULATION ESTIMATES

Land Use	Area (ha)	% of Gross	% of GDA	Net Units/ha	Units	PPL/Unit	Population	%NRA
Ground Oriented Residential	24.59	16.46%	19.23%	65	1,598	2.25	3,596	52.86%
Mixed Use Transit Village – South	3.79	2.54%	2.97%	120	455	1.95	887	8.15%
Mixed Use Transit Village – North	6.32	4.23%	4.94%	120	758	1.95	1,479	13.59%
Industrial Transition (50% to become residential)	2.14	1.43%	1.67%	65	139	2.25	313	4.60%
Civic/Education Anchor**					180	2.00	360	
Infill Areas (Residential)	8.60	5.76%	6.73%	30	258	2.50	645	18.50%
Infill Areas (Comm. Mixed Use)	1.07	0.72%	0.84%	120	128	1.80	231	2.30%
Total Residential	46.51	31.13%	36.38%	520	3,517	15	7,511	100.00%

* Amounts based off estimated areas upon future subdivisions development parcels

** Potential student housing population

SUSTAINABILITY MEASURES

Population Per Net Hectare (ppnha)	161.49
Units Per Net Residential Hectare (upnrha)	75.62
[Single/Semi-Det.; Row Housing] / [Low-rise/Med. Den. Housing; Med. to High-Rise Units] Unit Ratio	41% / 59%
Population within 500m of Parkland	100%
Population within 400m of Transit Service	100%
Population with 600m of commercial service	100%
Presence/Loss of Natural Area Features	n/a

STUDENT GENERATION

	% of Gross D. Area ***
Public School	453
Elementary	227
Junior High	113
Senior High	113
Separate School	227
Elementary	113
Junior High	57
Senior High	57
Total School Population	680

*** GDA includes existing residential areas (EXPO site, commercial areas, parkland areas, etc.)