

Development Statistics Approved Riverside Area Structure Plan

Use	Hectares	%				
Gross Area	284.40					
Hogan Road Greenway South	1.50					
Environmental Reserve (Future)	3.60					
Environmental Reserve (Registered)	45.00					
Heritage Park & Meadowview Ball Diamonds	16.70					
Sub-total	66.80					
Gross Developable Area	217.60					
Other Uses						
Public Utility Lot (NS Gasline)	0.90	0.41%				
Lift Station /Service Connection /Walkways (PUL's)	2.10	0.97%				
Municipal Reserve (Future)	10.60	4.87%				
Municipal Reserve (Registered)	10	4.60%				
Stormwater Management Facility (PUL)	16.00	7.35%				
Arterial Roadways (McKenney Ave)	7.80	3.58%				
Local Roadways (Include. Lanes)	42.30	19.44%				
Commercial	5.70	2.62%				
Subtotal- Other Uses	95.40	43.8%				
Residential			Units	%	Pop.	%
Low Density Residential	104.60	48.1%	2,510	63.7%	7,429	74.3%
Medium Density Residential (R3)	2.80	1.3%	112	2.8%	239	2.4%
Medium Density Residential (R3A)	8.30	3.8%	539	13.7%	954	9.5%
Medium/ High Density Residential (R4)	6.50	3.0%	780	19.8%	1,380	13.8%
Subtotal - Residential	122.20	56.2%	3,941	100.0%	10,002	100.0%
	217.60	100.0%				
EMRB	32.3					

Residential Density

<i>Low Density Residential</i>	24 units / ha
<i>Medium Density Residential (R3)</i>	40 units / ha
<i>Medium Density Residential (R3A)</i>	65 units / ha
<i>Medium/ High Density Residential (R4)</i>	120 units / ha

Population Density

<i>Low Density Residential</i>	2.96 persons / unit
<i>Medium Density Residential (R3)</i>	2.14 persons / unit
<i>Medium Density Residential (R3A)</i>	1.77 persons / unit
<i>Medium/ High Density Residential (R4)</i>	1.77 persons / unit

Development Statistics Proposed Riverside Area Structure Plan

Use	Hectares	%					Diff
Gross Area	284.40						
Hogan Road Greenway South	1.50						
Environmental Reserve (Future)	3.60						
Environmental Reserve (Registered)	45.00						
Heritage Park & Meadowview Ball Diamon	16.70						
Sub-total	66.80						
Gross Developable Area	217.60						
Other Uses							
Public Utility Lot (NS Gasline)	0.90	0.41%					
Lift Station /Service Connection /Walkway:	2.10	0.97%					
Municipal Reserve (Future)	10.60	4.87%					
Municipal Reserve (Registered)	10.00	4.60%					
Stormwater Management Facility (PUL)	15.02	6.90%					-0.98
Arterial Roadways (McKenney Ave)	7.80	3.58%					
Local Roadways (Include. Lanes)	42.88	19.71%					0.58
Commercial	5.70	2.62%					
Subtotal- Other Uses	95.00	43.7%					
Residential							
			Units	%	Pop.	%	
Low Density Residential	105.00	48.3%	2,520	63.8%	7,459	74.4%	0.40
Medium Density Residential (R3)	2.80	1.3%	112	2.8%	239	2.4%	
Medium Density Residential (R3A)	8.30	3.8%	539	13.6%	954	9.5%	
Medium/ High Density Residential (R4)	6.50	3.0%	780	19.7%	1,380	13.8%	
Subtotal - Residential	122.60	56.3%	3,951	100.0%	10,032	100.0%	
	217.60	100.0%					
EMRB	32.23						
<u>Residential Density</u>							
<i>Low Density Residential</i>			24 units / ha				
<i>Medium Density Residential (R3)</i>			40 units / ha				
<i>Medium Density Residential (R3A)</i>			65 units / ha				
<i>Medium/ High Density Residential (R4)</i>			120 units / ha				
<u>Population Density</u>							
<i>Low Density Residential</i>			2.96 persons / unit				
<i>Medium Density Residential (R3)</i>			2.14 persons / unit				
<i>Medium Density Residential (R3A)</i>			1.77 persons / unit				
<i>Medium/ High Density Residential (R4)</i>			1.77 persons / unit				