

PROJECT NO.20114992-000

DATE:MARCH 2013

APPROVED:D. BROWN

SCALE:1:5000

DWG. NO.4992-000-1001

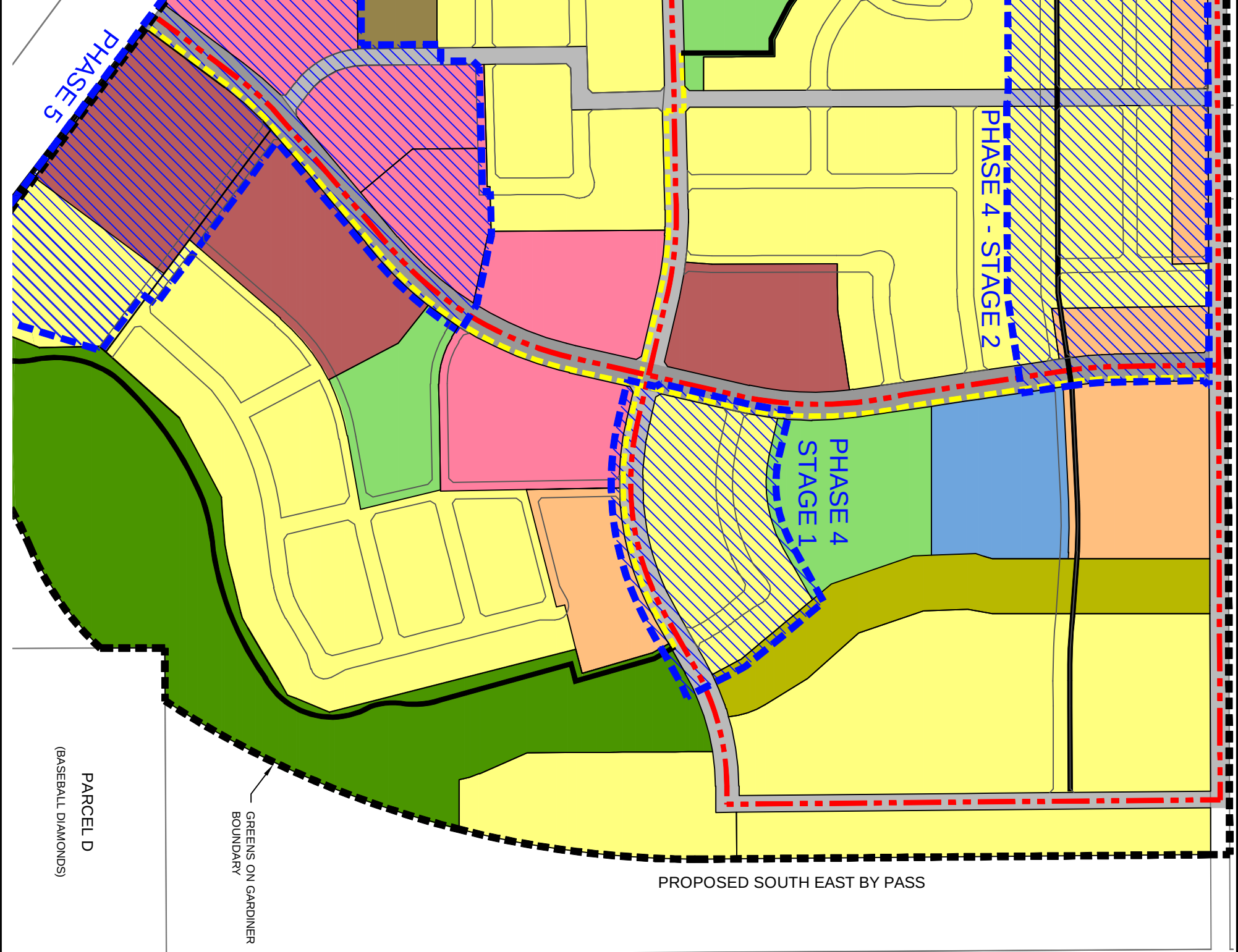


YAGAR DEVELOPMENTS

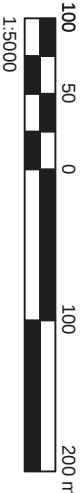
THE GREENS ON GARDINER

PROPOSED CONCEPT PLAN

LOCAL ROADS & PHASING BOUNDARIES



FOR
INFORMATION
ONLY



1) LAND USE & AREA	
LOW DENSITY	<25 Uni/ha 87.53 ha
MEDIUM DENSITY	>25 Uni/ha <50 10.24 ha
HIGH DENSITY	>50 Uni/ha 8.80 ha
MIXED USE	>50 Uni/ha 11.12 ha
SCHOOL	2.50 ha
MUNICIPAL RESERVE	11.36 ha
ROADS	14.36 ha
CHURCH	3.32 ha
OTHERS	0.17 ha
GROSS DEVELOPABLE AREA	149.40 ha
UTILITY CORRIDOR	3.28 ha
ENVIRONMENTAL RESERVE	13.47 ha
2) LINEAR AND STRUCTURAL ELEMENTS	
ARTERIAL ROAD	
COLLECTOR ROAD	
ON-STREET GREENWAY	
PEDESTRIAN LINKAGE	
TRANSIT ROUTE	
PHASING BOUNDARIES	
3) DEMOGRAPHIC INFORMATION	
a) NUMBER OF DWELLING UNITS	
SINGLE FAMILY	1312
MULTI FAMILY	1391
TOTAL	2703
DWELLING UNITS PER GROSS HECTARE	18.1
b) PROPOSED POPULATION	
2703 UNITS @ 3.0 P.P.U.	8109
c) PROJECTED SCHOOL POPULATION	
ELEMENTARY: 0.6 S.P.U.	1621
P.E.S. (60%)	972
S.E.S. (40%)	649
HIGH SCHOOL (0.2 S.P.U.)	540
TOTAL	2161

