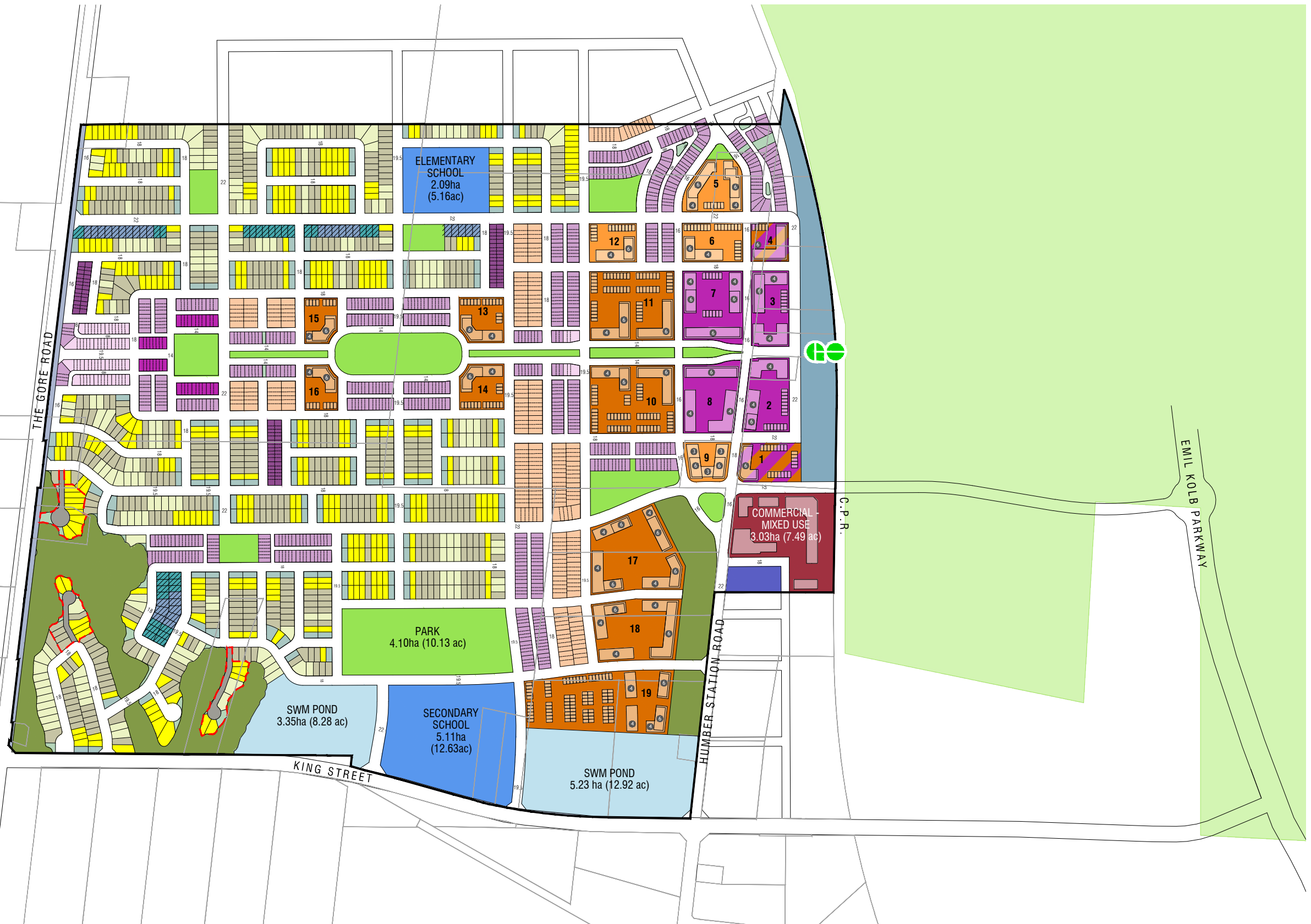


**LEGEND:**

- LOW DENSITY RESIDENTIAL
  - LOW-MED DENSITY RESIDENTIAL
  - MEDIUM DENSITY RESIDENTIAL
  - MIXED-USE RESIDENTIAL (AT GRADE COMMERCIAL)
  - GO TRANSIT LANDS
  - FLEX DENSITY RESIDENTIAL/MIXED-USE
  - EMPLOYMENT - OFFICE/INNOVATION
  - COMMERCIAL/MIXED-USE
  - SCHOOL
  - PARK
  - PROPOSED ENVIRONMENTAL PROTECTION AREA
  - SWM POND
- UNIT SPECIFIC USES**
- REAR LANE TOWNHOUSE
  - BACK-TO BACK TOWNHOUSES
  - STANDARD TOWNHOUSES
  - SHALLOW SINGLE DETACHED
  - STANDARD SINGLE DETACHED



**DRAFT**

- All Units In Metric Unless Otherwise Noted.
- Base Information Obtained From Various Sources And Is Approximate.
- Schedule / Plan Information Is Conceptual And Requires Verification by Appropriate Agency.



# BRES AREA 3 TOTAL

## LAND USE SUMMARY

Site Area	181.86 ha.	449.38 ac.	
Net Site Area (Post Land Exchange)	181.90 ha.	449.47 ac.	
<b>NON-DEVELOPABLE</b>			
Road Widening	1.43 ha.	3.53 ac.	
Proposed Environmental Protection Area	10.52 ha.	25.99 ac.	
Net Area	169.95 ha.	419.95 ac.	100.0%
<b>DEVELOPABLE</b>			
Residential (see 'UNIT SUMMARY')	61.96 ha.	153.10 ac.	36.5%
Employment - Office/Innovation	0.52 ha.	1.28 ac.	0.3%
GO Station Lands	3.89 ha.	9.61 ac.	2.3%
Commercial/Mixed Use	3.03 ha.	7.49 ac.	1.8%
Low-Medium Density Blocks	2.30 ha.	5.68 ac.	1.4%
Medium Density Blocks	14.19 ha.	35.06 ac.	8.3%
Flex Density Residential/Mixed Use Blocks	1.43 ha.	3.53 ac.	0.8%
Mixed Use Blocks	5.20 ha.	12.85 ac.	3.1%
Parks	10.79 ha.	26.66 ac.	6.3%
Schools	7.20 ha.	17.79 ac.	4.2%
SWM Ponds	8.57 ha.	21.18 ac.	5.0%
Vista/Walkway	0.53 ha.	1.31 ac.	0.3%
Right of Way	50.34 ha.	124.39 ac.	29.6%
TOTAL (Net Developable)	169.95 ha.	419.95 ac.	100.0%

## UNIT SUMMARY

	Unit width	Unit Depth	Unit Count	Lot Mix	Frontage (m)	Area	% Net Res	Net Density (uph)	Population Yield	
<b>Condo</b>										
Low-Medium Density Blocks										
Townhouses	md	n/a	41	1%		SEE AREA ABOVE		300.9	1,364	
Apartment Units	md	n/a	651	9%		SEE AREA ABOVE				
Medium Density Blocks										
Townhouses	hd	n/a	241	4%		SEE AREA ABOVE		169.6	4,861	
Apartment Units	hd	n/a	2,165	32%		SEE AREA ABOVE				
Flex Density Residential/Mixed Use Blocks										
Townhouses	hd	n/a	25	0%		SEE AREA ABOVE		188.1	541	
Apartment Units	hd	n/a	244	4%		SEE AREA ABOVE				
Mixed Use Blocks										
Townhouses	hd	n/a	34	0%		SEE AREA ABOVE		224.0	2,254	
Apartment Units	hd	n/a	1,131	16%		SEE AREA ABOVE				
Detached Homes (Condo)	(36')	11.00 x	27.0	18	0%	198.0				
Detached Homes (Condo)	(38')	11.60 x	27.0	5	0%	58.0	1.79 ha.	4.42 ac.	2.9%	
Detached Homes (Condo)	(45')	13.72 x	27.0	3	0%	41.2				
<b>FREEHOLD</b>										
Rear Lane Towns (3 Storey)	(20')	6.10 x	21.0	68	1%	414.8	1.09 ha.	2.69 ac.	1.8%	
Rear Lane Mixed Use Towns (3 Storey)	(20')	6.10 x	23.0	38	1%	231.8	0.62 ha.	1.53 ac.	1.0%	
Rear Lane Towns (3 Storey)	(20')	6.10 x	23.0	643	9%	3,922.3	10.75 ha.	26.56 ac.	17.3%	
Back-to-Back Towns	(21')	6.40 x	13.5	94	1%	601.6	0.95 ha.	2.35 ac.	1.5%	
Standard Towns (2 Storey)	(25')	7.60 x	27.0	252	4%	1,915.2	6.00 ha.	14.83 ac.	9.7%	
Detached Homes	(40')	12.20 x	23.75	29	0%	353.8	0.88 ha.	2.17 ac.	1.4%	
Detached Homes	(44')	13.40 x	23.75	29	0%	388.6	0.94 ha.	2.32 ac.	1.5%	
Detached Homes	(34')	10.40 x	27.0	133	2%	1,383.2	4.31 ha.	10.65 ac.	7.0%	
Detached Homes	(36')	11.00 x	27.0	333	5%	3,663.0	10.50 ha.	25.95 ac.	16.9%	
Detached Homes	(38')	11.60 x	27.0	522	8%	6,055.2	17.04 ha.	42.11 ac.	27.5%	
Detached Homes	(45')	13.72 x	27.0	172	3%	2,359.8	7.09 ha.	17.52 ac.	11.4%	
<b>TOTAL</b>			<b>6,871</b>	<b>100%</b>	<b>21,586.5</b>	<b>61.96 ha.</b>	<b>153.10 ac.</b>	<b>100.0%</b>	<b>110.9</b>	<b>17,017</b>

## ROW SCHEDULE

	(m) width	(lin.m)	(lin.m) Half
Major Collector	22.0	4,210.3	0.0
Minor Collector	19.5	4,703.8	6.9
Local Road	18.0	12,474.9	112.7
Window Road	16.0	1,548.4	0.0
Central Spine Road	14.0	2,266.2	0.0
Lane	11.0	23.0	0.0
Condo Lane	10.3	356.4	0.0
Lane	8.0	2,975.5	0.0
Lane	6.5	225.3	0.0
<b>ROW TOTAL</b>		<b>28,783.8</b>	<b>119.6</b>