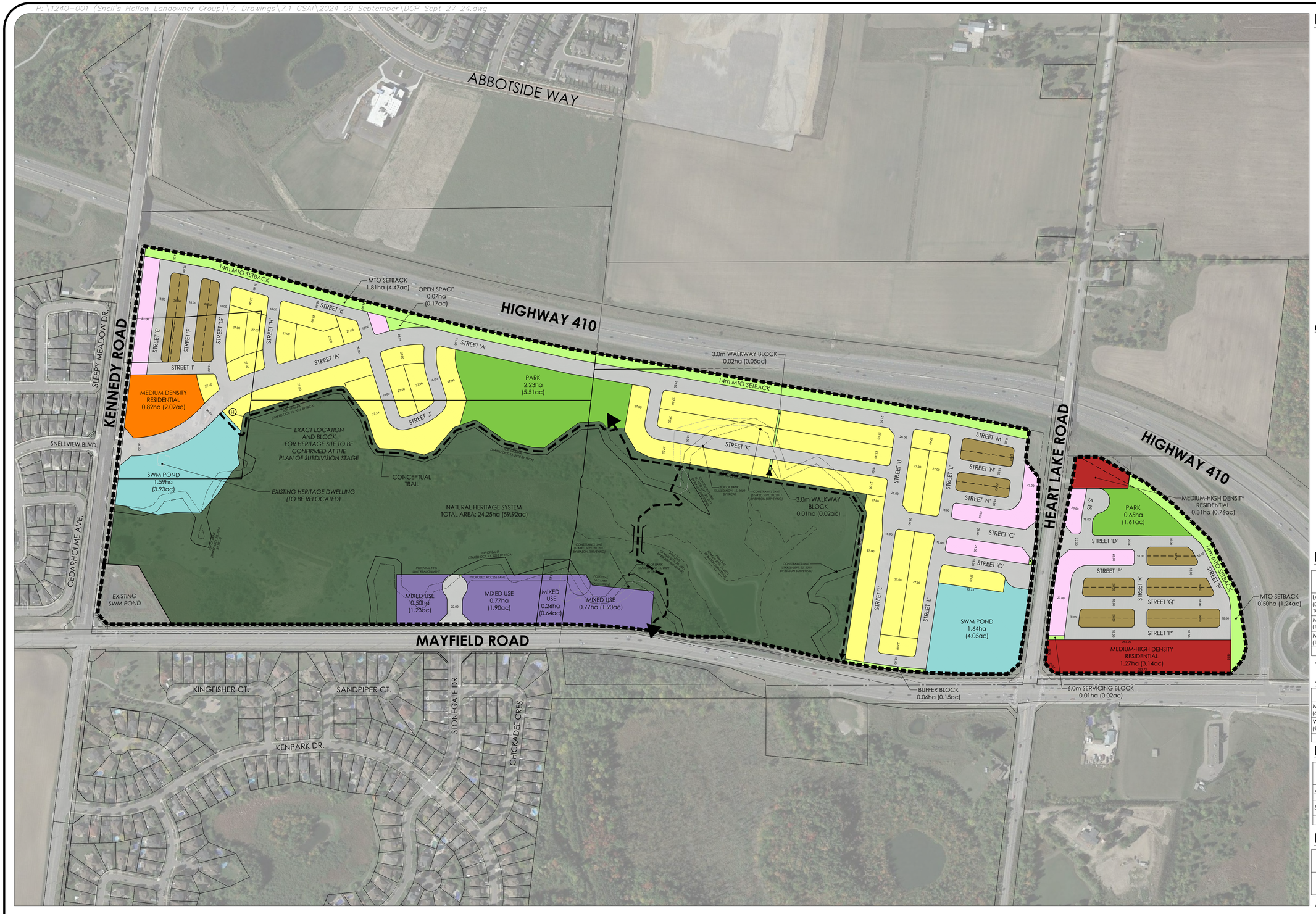
P:\1240-001 (Snell's Hollow Landowner Group)\7. Drawings\7.1 GSAI\2024 09 September\DCP Sept 27 24.dwg



LEGEND

- SECONDARY PLAN AREA
- DETACHED / SEMI-DETACHED / ST. TOWNHOUSES
- DUAL-FRONTAGE TOWNHOUSES
- BACK-TO-BACK TOWNHOUSES
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM-HIGH DENSITY RESIDENTIAL
- MIXED USE
- SWM POND
- PARK
- OPEN SPACE / WALKWAYS
- NATURAL HERITAGE SYSTEM / BUFFERS
- CONCEPTUAL TRAIL
- (H) HERITAGE SITE

UNIT ESTIMATES

- DETACHED / SEMI-DETACHED / ST. TOWNHOUSES: 9.04ha x 35 UPHA = 316 UNITS
- DUAL-FRONTAGE TOWNHOUSES: 1.79ha x 55 UPHA = 98 UNITS
- BACK-TO-BACK TOWNHOUSES: 2.18ha x 100 UPHA = 218 UNITS
- MEDIUM DENTSITY RESIDENTIAL 0.82H x 140 UPHA = 115 UNITS
- MEDIUM-HIGH DENSITY RESIDENTIAL 1.58ha x 150 UPHA = 237 UNITS
- MIXED USE 2.30ha x 200 UPHA = 460 UNITS

APPROXIMATE TOTAL UNITS: 1,444 UNITS

POPULATION ESTIMATES

LAND USE	TOTAL NUMBER OF UNITS	PERSONS PER UNIT*	POPULATION
LOW DENSITY (DETACHED, SEMI-DETACHED & ST. TOWNHOUSES)	316	3.43	1084
MEDIUM DENSITY (TOWNHOUSES & MEDIUM DENSITY BLOCK)	431	2.92	1259
MEDIUM-HIGH DENSITY (TOWNHOUSES, APARTMENTS)	697	2.23	1554
TOTALS	1,444		**3,897**

* PERSONS PER UNIT RATE PROVIDED BY REGION OF PEEL

JOB ESTIMATES

LAND USE	NUMBER OF JOBS
MIXED USE (63 JOBS / ha)	145
WORK FROM HOME & NO FIXED EMPLOYMENT (9% OF TOTAL POPULATION)	351
TOTALS	**496**

PARKLAND DEDICATION REQUIREMENT

AREA	REQUIRED PARKLAND (ha)
5% OF DEVELOPABLE AREA (EXCL. NHS + BUFFERS + EX SWM POND)(37.45ha)	1.87
5% OF TOTAL AREA EXCLUDING EXISTING SWM POND (61.69ha)	3.10

PEOPLE & JOBS DENSITY

TOTAL PEOPLE & JOBS	TOTAL AREA (ha)*	TOTAL PEOPLE & JOBS PER HECTARE
4393	41.42	**106.1**

***TOTAL AREA EXCLUDES NHS AND NHS BUFFERS AS PER GROWTH PLAN**

SNELL'S HOLLOW
PRELIMINARY DEVELOPMENT CONCEPT PLAN
TOWN OF CALEDON

Scale 1:2,500
(24 x 36)
SEPTEMBER 27, 2024

GSAI
Glen Schnarr & Associates Inc.