


**MISCELLANEOUS PLANNING ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
HIGHFIELD & ROWLAND ACRES AREA STRUCTURE PLAN
September 11, 2024**

APPLICATION INFORMATION		File No. 24R015
	Request for review and provide direction regarding proposed revisions within the Highfield & Rowland Acres Area Structure Plan (ASP)	
	LANDOWNERS: <ul style="list-style-type: none"> • Highfield Investment Group Ltd. • Bramta Development Ltd. 	<ul style="list-style-type: none"> • David Munro • Adrian Munro • Debbie Rowland
	AGENT: Township Planning + Design Inc. / Kristi Beunder	
Request: In response to feedback received during the Public Hearing, as well as Council and County Staff direction, the applicants have submitted a “Land Use & Building Typologies” documents which contains options for revised dwelling densities within the ASP. Council is asked to review and consider the following items and provide direction for the applicants to implement revisions to the proposed ASP: <ol style="list-style-type: none"> 1) Request for review and acknowledgment of revised Municipal Reserve properties, specifically the relocation of proposed future Fire Hall / Emergency Response facility within Rowland Acres and consolidation of two proposed MR / school sites within the Highfield community. 2) Request for review and acknowledgment of revised policy regarding “Future Planning Areas” within the Highfield community and reduction of lands proposed for development at this time. 3) Review and consideration of proposed options for dwelling densities within the ASP and consideration of land use & building typologies throughout the proposed ASP. 		
DIVISION NO: 1 & 7	COUNCILLORS: Siewert & McHugh	FILE MANAGER: Drew Granson

BACKGROUND

On June 5, 2024, Foothills County Council granted first reading to Bylaw 33/2024 for the purpose of authorizing the adoption of the Highfield & Rowland Acres Area Structure Plan to allow for the future development of the Highfield neighbourhood Hamlet Growth Area of approximately 848.55+/- acres of developable land and the Rowland Acres neighbourhood of approximately 273+/- acres of developable land, consisting of single family and multi-family residential properties, commercial and recreation uses, two school sites, public utility lots, stormwater management facilities, pathways, parks, roads, and Environmental Reserve lands.

PURPOSE OF REQUEST

Council is requested to provide direction with respect to three items within the proposed Highfield & Rowland Acres Area Structure Plan (ASP). This request for direction is intended to inform the applicants on major considerations within the ASP, and facilitate drafting of revisions to the ASP, prior to further consideration by Council:

- 1) **Review and acknowledge the revised Municipal Reserve properties**
(Revised site plans have been provided within Appendix A, for your reference)

- a. The applicants have provided revised site plans illustrating the relocation of a proposed “Police/EMS/Fire” facility within the southern portions of Rowland Areas, near the intersection of 85th Street East and Highway 547. This location was originally proposed as a future School Site which has been relocated into the Highfield community. The remainder of this 13.77+/- acre Municipal Reserve parcel is proposed for recreation uses.

Note: *As this emergency response and recreation facility site is expected to provide services at a regional scale, the land dedicated can be excepted out of the dwelling density calculation when determining “developable land” with respect to the Calgary Metropolitan Region (CMR) Growth Plan policies.*

Note: *The Foothills County Community and Emergency Services Department has confirmed that this new site is more preferable than the original site due to simplicity of access, proximity to Highway 2, and being located west of the Highwood River.*

- b. The applicants have provided a revised site plan illustrating the relocation of the proposed school site from Rowland Acres and consolidation into one larger 17.04+/- acre Municipal Reserve parcel within the Highfield community. This revised MR parcel could be utilized either for two future elementary schools or a future high school.

Note: *As this revised Municipal Reserve parcel within Highfield would be large enough to support a high school, the 17.04+/- acre MR parcel may be excepted out of the dwelling density calculation when determining “developable land” with respect to the CMR Growth Plan policies.*

2) Review and provide direction with respect to the revised development area and inclusion of a “Future Planning Area” within the proposed ASP

(revised site plans have been provided within Appendix A, for your reference)

In consideration of concerns respecting impact of development near the Highwood River, providing additional buffer lands along the Highwood River and the Silvertip Ranch community to the west, as well as consideration of the Calgary Metropolitan Region (CMR) Growth Plan policies regarding minimum dwelling density requirements, the applicants have proposed to remove approximately 209.79 acres from the western portions of the Highfield community and designate this area as a “Future Planning Area”.

In combination with excepting out the proposed high school site, this proposed revision reduces the Highfield community’s “gross developable area” from 848.55+/- acres down to 651.38+/- acres, effectively increasing the dwelling density without directly increasing dwelling units. The intent of this revision is to remove lands which are not intended to be developed in the near future, as these lands were previously proposed to be developed in later phases and at a relatively lower density, as well as containing significant amount of land not proposed for residential use.

3) Review and provide direction with respect to proposed Dwelling Density and Land Use & Building Typologies

(proposed site plans and dwelling density tables have been provided within Appendix A)

In consideration of the requirements within the Calgary Metropolitan Region (CMR) Growth Plan, acknowledging concerns presented by neighbouring communities, and the limited access from 85th Street East to the proposed Rowland Acres community, the applicants have submitted a “Post-Application Supporting Document” containing a breakdown and

illustrations of proposed land use and building typologies for Council's reference as well as revised site plans illustrating updated dwelling density calculations within the proposed ASP.

Four site plans and density calculation tables have been prepared by the applicants to illustrate possible dwelling density and placetypes for Council's consideration, being:

- 1) The original "Submitted Site Plan Density" (pg. 10 of Appendix A)
 - 1592 dwelling units at 1.77 units per acre

This originally proposed density would not generally align with the Placetypes and density requirements within the CMR Growth Plan, therefore should Council support this option it would be necessary to request exceptions to the Growth Plan policies.

- 2) "Revised Site Plan Medium Density" (pg. 11 of Appendix A)
 - 3508 dwelling units at 3.91upa

In order for this "Medium Density" option to align with the CMR Growth Plan policies, Foothills County would be required to contribute 2,040 additional dwelling units within a Preferred Placetype elsewhere in the County.

- 3) "Revised Site Plan Highest Density" (pg. 12 of Appendix A)
 - 3760 dwelling units at 4.19 upa

In order for this "Highest Density" option to align with the CMR Growth Plan policies, Foothills County would be required to contribute 1,285 additional dwelling units within a Preferred Placetype elsewhere in the County.

- 4) "Revised Site Plan Growth Plan 60% Preferred Placetype Minimum" (pg. 13 of Appendix A)
 - 4182 dwelling units at 4.66 upa

The intent of this option is to illustrate the required number of dwelling units and average dwelling density in order to fully align with the Growth Plan density policies. This option would not require any exceptions to the density policies within the Growth Plan.

All four of these options maintain the originally proposed 256 dwelling units within the Rowland Acres community, which is a density of approximately 1.04 dwelling units per acre of gross developable land, with the intent of reducing impact on existing neighbouring communities and concerns for traffic volume at 85th Street East. Each option proposes varying dwelling densities within the Highfield community to assist in offsetting the relatively lower density proposed within Rowland Acres.

All four options were also developed with the assumption that the entire ASP area will be considered as a Hamlet Growth Area and the referenced Growth Plan policies are based off of requirements within a Hamlet Growth Area. It should be noted that the subject lands exceed the maximum Hamlet Growth Area size of 640 acres, therefore would require an exception to the Growth Plan policy to allow for a Hamlet Growth Area size of +/-1190 acres.

Council is requested to provide direction of which dwelling density option they deem most appropriate for the proposed ASP.

Note: *The first three options proposed here do not align with the CMR Growth Plan's recommended minimum average dwelling density of 4.66 units per acre. Should Council choose to support one of the first three options presented here, it should be acknowledged that Foothills County would either need to request exceptions to the Growth Plan policies within the respective Regional Evaluation Framework application, or Foothills County would be responsible for providing additional dwelling units within the Preferred Placetypes elsewhere in the County, to accommodate the lower densities proposed within this ASP. The fourth option is intended to align with the Growth Plan's density policies by maintaining an average overall density of 4.66 upa, though exceptions to the Placetypes within the Growth Plan may be necessary to accommodate the proposed parcel sizes within the Rowland Acres community.*

Note: *Dwelling units and densities within options 2, 3, and 4 have been calculated with the implementation of the "Future Planning Area". Should Council not support the proposed "Future Planning Area" as considered above, it would be necessary for the applicants to reassess these proposed revisions.*

Council may also wish to provide direction with respect to the illustrated Land Use & Building Typologies within the submitted supporting documents, specifically regarding the consideration of creating new Direct Control Districts in order to accommodate the proposed 3 Storey Apartments, 4-5 Storey Apartments, and Commercial + 2 Storey Apartments typologies.

Note: *Planning Staff acknowledges that these typologies would not currently align within any of Foothills County's existing Land Use Districts. It would be staff's intent to correspond with the applicants to either develop suitable Direct Control Districts or propose amendments to existing Land Use Districts, for Council's consideration, in order to accommodate these building forms and uses.*

SUGGESTED MOTIONS FOR COUNCIL'S CONSIDERATION

The following motions are provided for Council's consideration:

(Note: there are multiple options provided for each of the three requests being considered)

1) Review and acknowledge the revised Municipal Reserve properties

- a) Should council support the proposed relocation of the "Police/EMS/Fire" facility within the western portions of the proposed 13.77+/- acre Municipal Reserve parcel within the proposed Rowland Acres community, and the remainder of this MR parcel for future recreation uses, Council may consider the following motion.

Council directs the applicants and County Staff to proceed with implementing revisions to the proposed Highfield & Rowland Acres ASP regarding this proposed 13.77+/- Municipal Reserve parcel and applicable emergency response and recreation sections of the ASP.

OR

- b) Should Council be opposed to the proposed relocation of this "Police/EMS/Fire" facility, Council is requested to provide alternative direction to the applicant and County Staff with respect to suitability and use of this 13.77+/- acre portion of the subject lands and/or a preferred location for future emergency response site.

2) Review and provide direction with respect to the revised development area and inclusion of a "Future Planning Area" within the proposed ASP

- c) Should Council support the proposed revision to remove 209+/- acres from the current proposal and establish a “Future Planning Area” and respective policy section within the ASP, Council may consider the following motion:

Council directs the applicants and County Staff to proceed with drafting revisions to the proposed ASP to acknowledge the proposed “Future Planning Area” and additional policy to address these lands.

OR

- d) Should Council be opposed to the removal of the 209+/- acres as a “Future Planning Area”, Council may consider the following motion:

Council directs the applicants to maintain the original proposed area for the Highfield community at 848.55+/- acres and work with County Staff to implement necessary revisions to address any applicable municipal and regional policies throughout the ASP.

3) Review and provide direction with respect to proposed Dwelling Density

- e) Council is requested to provide direction regarding which dwelling density option that they deem most appropriate for the proposed ASP. Council may wish to consider the following motion:

Council is of the opinion that Option X, as illustrated within Appendix A, demonstrates the most appropriate density with consideration of surrounding communities and land uses, therefore directs the applicant to revise the proposed Highfield & Rowland Acres Area Structure Plan to implement an overall average dwelling density of X.XX units per acre as illustrated within the proposed/revised Site Plan and Density Table (“Original”, “Medium”, “Highest”, or “Growth Plan 60% Preferred Placetype Minimum”, or alternative).

Council acknowledges that the proposed ASP will require that the County request exceptions to the Calgary Metropolitan Region Growth Plan for maximum Hamlet Growth Area size.

Additional wording for options 1-3:

Council also acknowledges that the proposed dwelling densities within the ASP will not meet the requirement within the Growth Plan for allocation of a minimum of 60% of dwellings within a Preferred Placetype; therefore, Foothills County will be required to either request exceptions to the Growth Plan density policies and/or ensure future dedication of a proportionate number of additional dwelling units within Preferred Placetypes, within future developments elsewhere within Foothills County.

APPENDICES

APPENDIX A: Submitted Documents:

LAND USE & BUILDING TYPOLOGIES: POST-APPLICATION SUPPORTING DOCUMENT

HIGHFIELD & ROWLAND ACRES AREA STRUCTURE PLAN

APPENDIX A: SUBMITTED DOCUMENTS

LAND USE & BUILDING TYPOLOGIES

POST-APPLICATION SUPPORTING DOCUMENT

Highfield & Rowland Acres Area Structure Plan

Land Use & Building Typologies



Prepared by: Township Planning + Design Inc.
Public Engagement & Planning Team
Prepared For: Foothills County on behalf of Highfield Investment Group Inc.
Project Contact Info: Kristi Beunder, RPP, MCIP, B.A., M.E.Des

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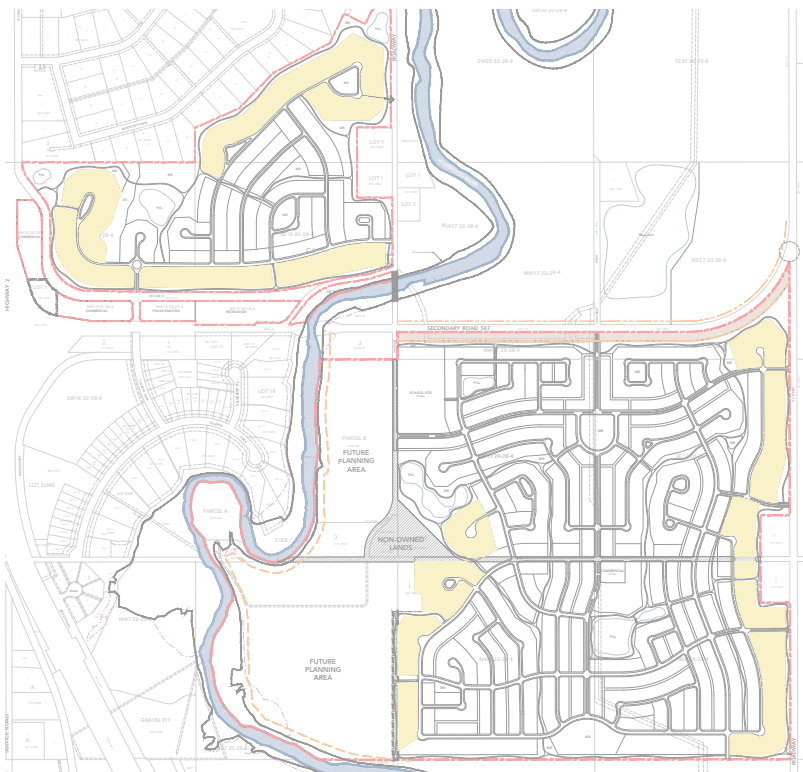
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CLR

Cluster Residential
District

0.8 - 1.99 Ac Lots

Building Typology
Examples

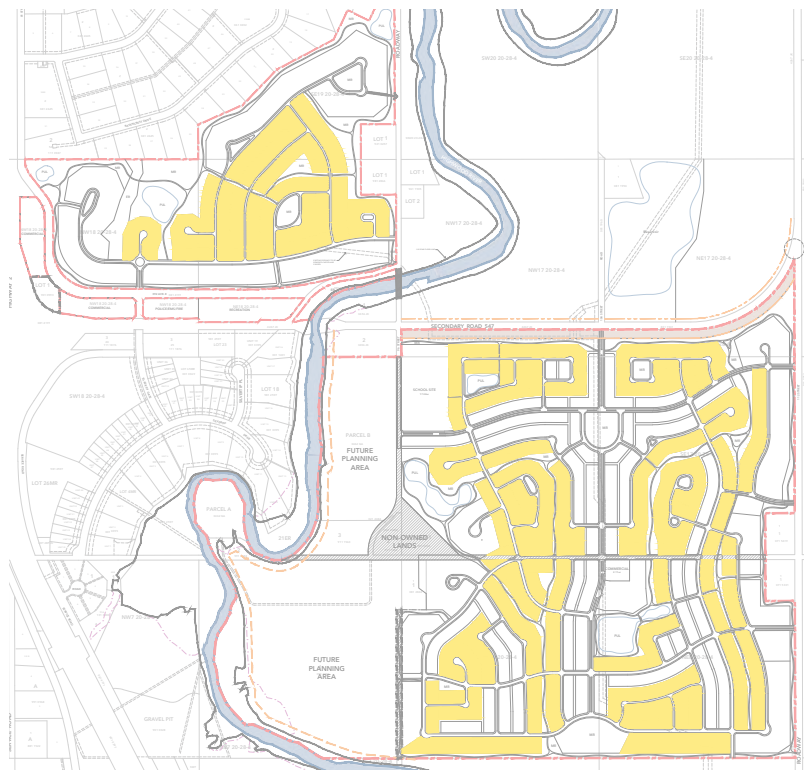


RC

Residential Community
District

0.11 - 0.8 Ac Lots

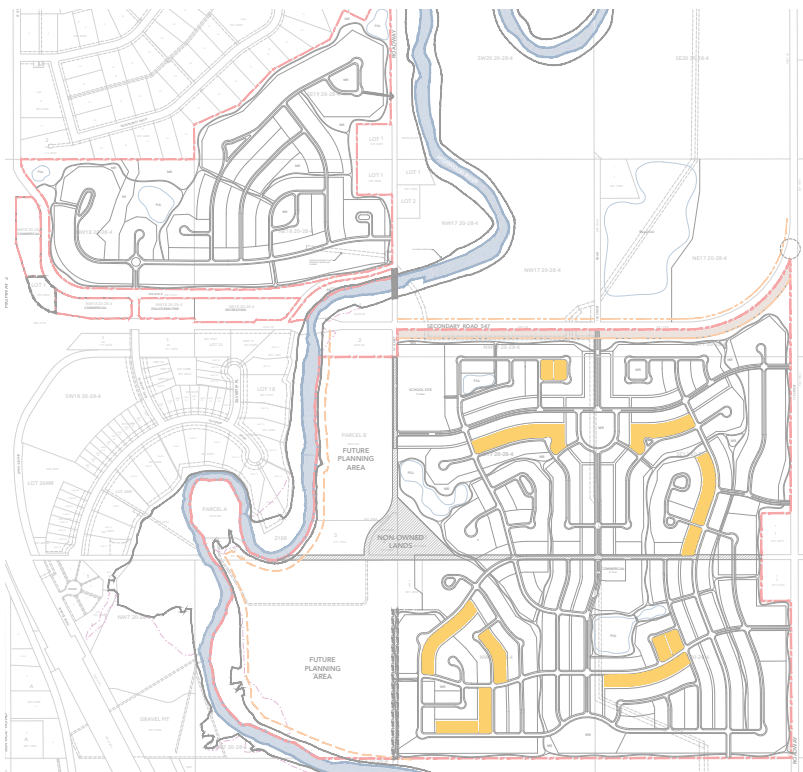
Building Typology
Examples



RMF

Residential Multi-Family
District (Laned)

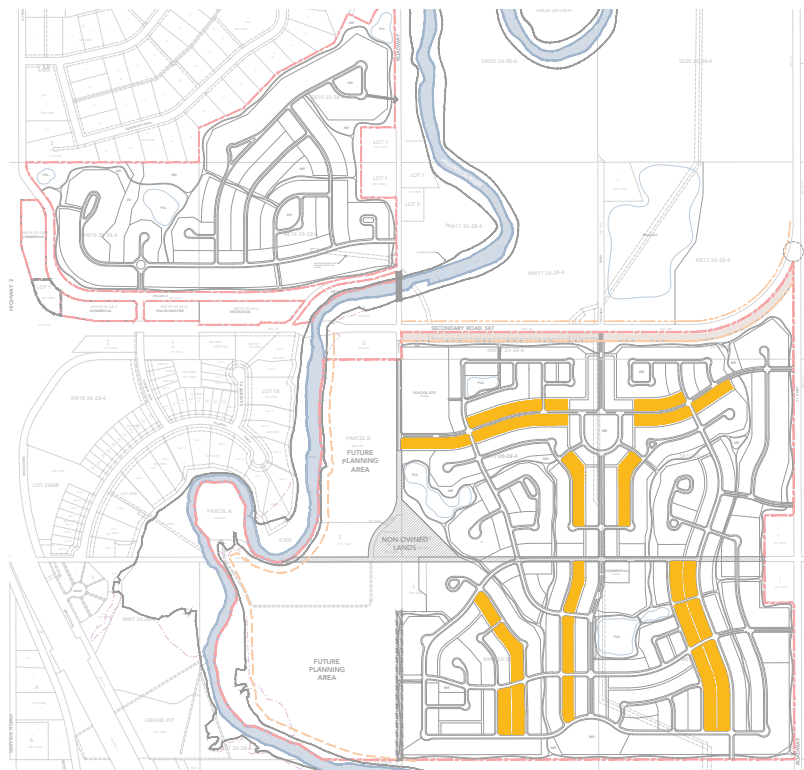
Building Typology
Examples



RMF

Residential Multi-Family
District (Townhomes)

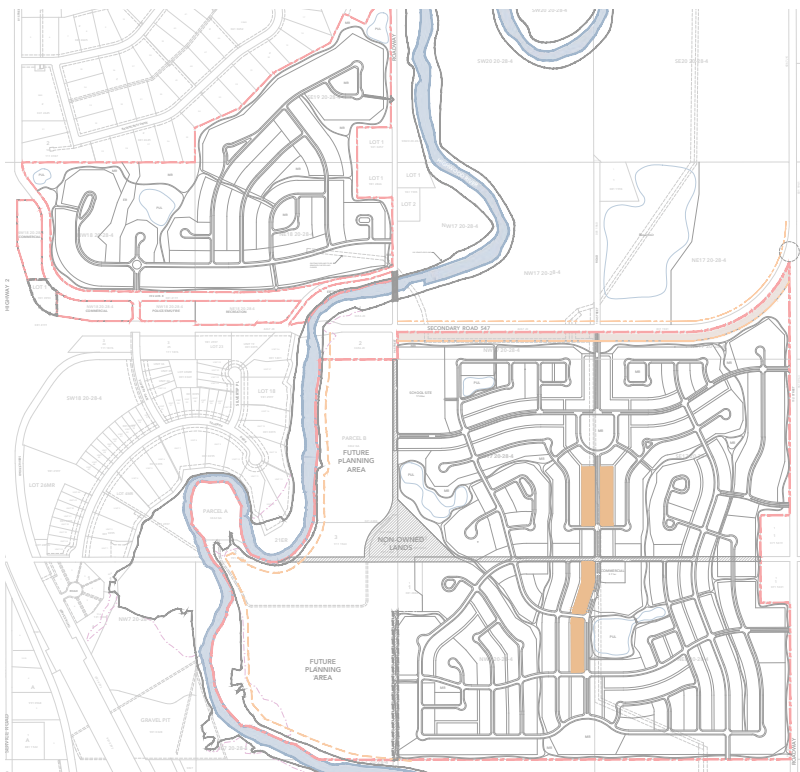
Building Typology
Examples



Direct Control

3 Storey
Apartments

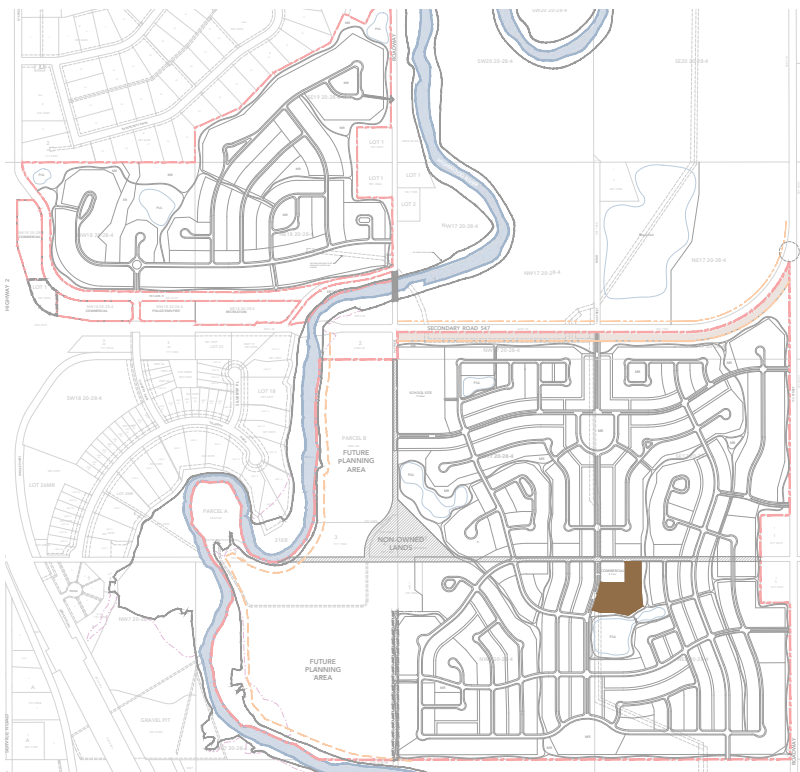
Building Typology Examples



Direct Control

4-5 Storey
Apartments

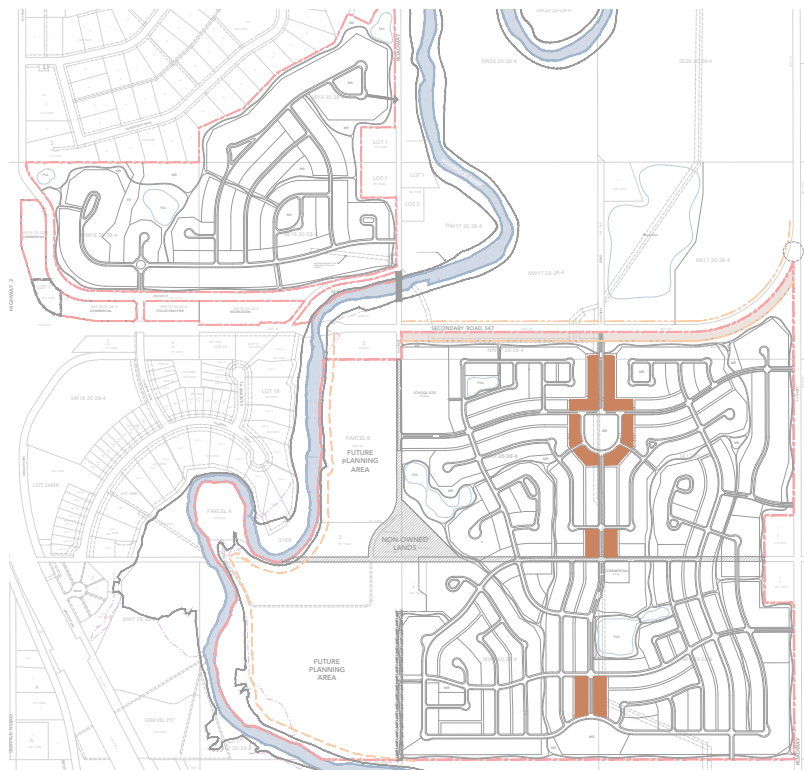
Building Typology
Examples



Direct Control

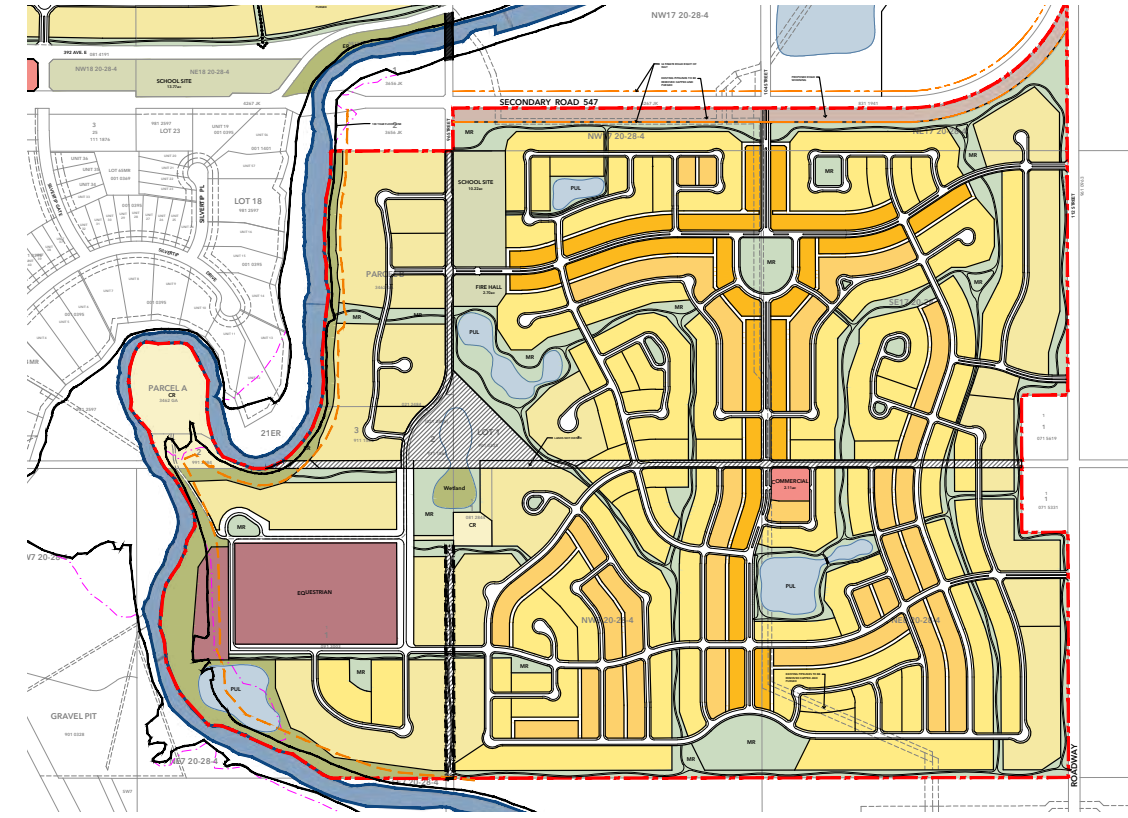
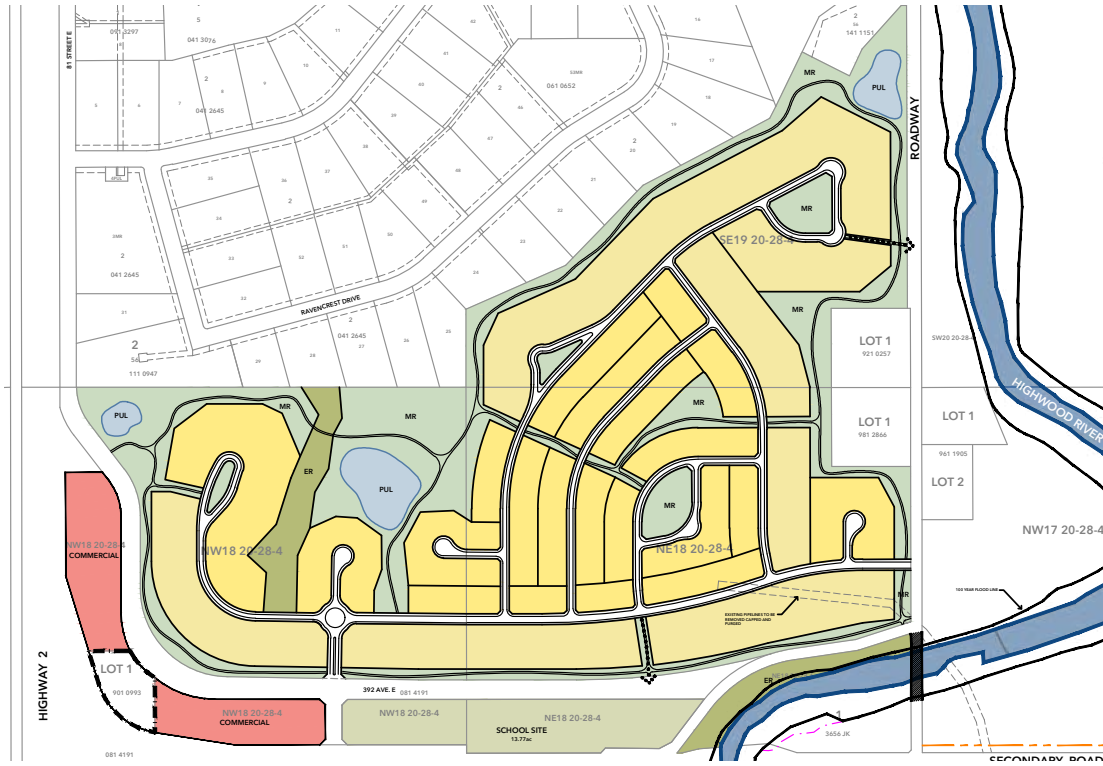
Commercial +
2 Storey Apartments

Building Typology Examples



SITE PLANS & DENSITY STATS

Submitted
Site Plan Density



LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY			
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites
GROSS TOTAL AREA									
Non-Developable Areas	ER (inclusive of wetland)	A	4.187	10.35					
GROSS DEVELOPABLE AREA			110.553	273.17					
	CR	A	-	-	-	-	-	-	-
	CLR (0.8ac to 1.99ac)	A	30.113	74.41	27%	-	-	75	38
	RC (0.11ac to 0.8ac)	A	29.049	71.78	26%	-	-	171	86
	RMF (laned)	A	-	-	-	-	-	-	-
	RMF (Townhomes)	A	-	-	-	-	-	-	-
Commercial	CMC	A	5.412	13.37	4.9%	-	-	-	-
Open Spaces	MR	A	25.836	63.84	23%	-	-	-	-
	School	A	5.574	13.77	5%	-	-	-	-
Public Utility	PUL	A	2.445	6.04	2%	-	-	-	-
Roads/Lanes & Road Widening		A	12.124	29.96	11%	-	-	-	-
GROSS RESIDENTIAL AREA			110.553	273.17	100%	2.23	0.90	246	124
						3.35	1.35	370	
						6.17	2.50	683	
						12.35	5.00	1366	

LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY			
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites
GROSS TOTAL AREA									
Non-Developable Areas	ER (inclusive of wetland)	A	12.000	29.65					
	Lands not Owned*		11.066	27.34					
GROSS DEVELOPABLE AREA			343.410	848.55					
	CR	A	5.875	14.52	2%	-	-	3	2
	CLR (0.8ac to 1.99ac)	A	62.480	154.39	18%	-	-	118	60
	RC (0.11ac to 0.8ac)	A	91.998	227.32	27%	-	-	629	315
	RMF (laned)	A	29.400	72.65	9%	-	-	274	137
	RMF (Townhomes)	A	16.952	41.89	5%	-	-	312	156
Commercial	CMC	A	0.854	2.11	0.2%	-	-	-	-
Equestrian	REC	A	13.524	33.42	4%	-	-	-	-
Open Spaces	MR	A	46.179	114.11	13%	-	-	-	-
	School/Fire Hall	A	5.232	12.93	2%	-	-	-	-
Public Utility	PUL	A	7.441	18.39	2%	-	-	-	-
Roads/Lanes & Road Widening		A	63.475	156.84	18%	-	-	-	-
GROSS RESIDENTIAL AREA			343.410	848.55	100%	3.89	1.57	1336	670
						5.84	2.36	2006	
						6.17	2.50	2122	
						12.35	5.00	4242	

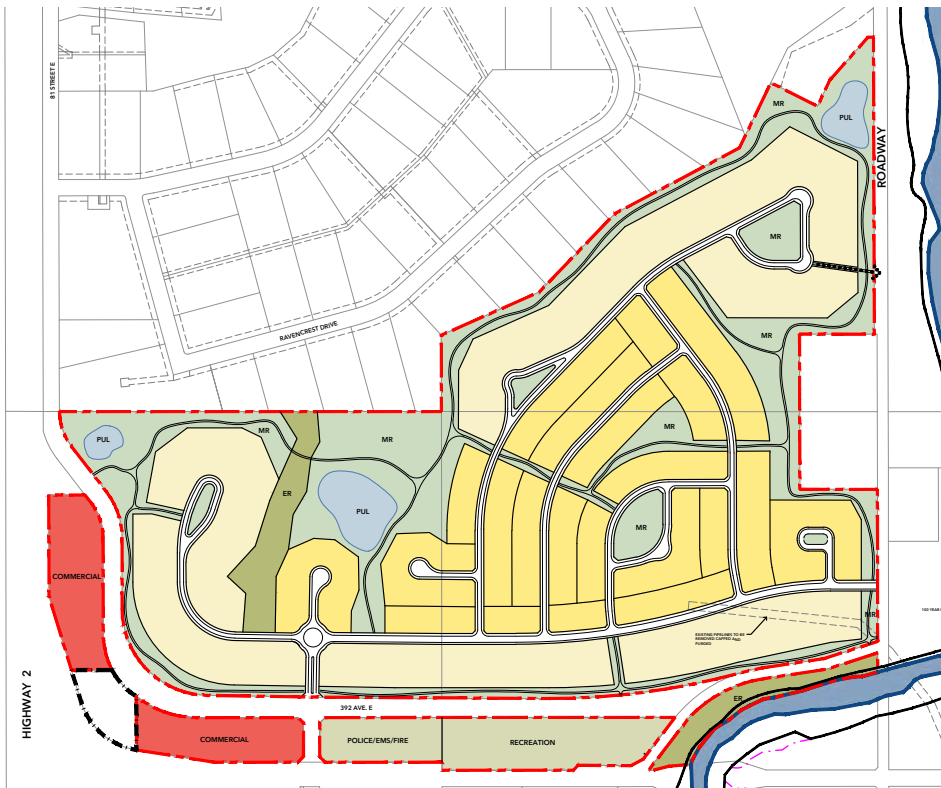
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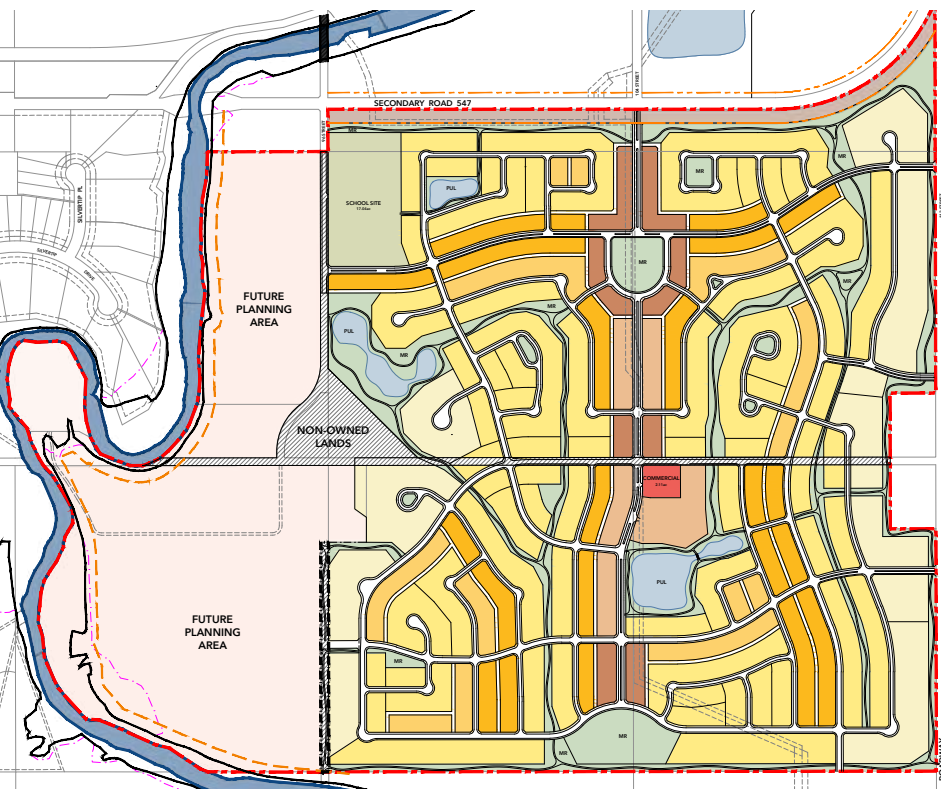
Lands not Owned* All lands within the subject site not owned by the developer ;Crown lands, existing road allowances and existing lands owned by others

Revised Site Plan Medium Density

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LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY			
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites
GROSS TOTAL AREA			114.740	283.52					
Non-Developable Areas	ER (inclusive of wetland)	A	4.187	10.35					
	Fire/Police/Ems	A	5.574	13.77					
Commercial	CMC	A	5.412	13.37					
GROSS DEVELOPABLE AREA			99.567	246.03					
Open Spaces	CLR (0.8ac to 1.99ac)	A	29.788	73.61	30%	-	-	72	36
	RC (0.11ac to 0.8ac)	A	28.088	69.40	28%	-	-	184	92
	RMF (laned)	A	-	-	-	-	-	-	-
	RMF (Townhomes)	A	-	-	-	-	-	-	-
Public Utility	PUL	A	2.445	6.04	2%	-	-	-	-
Roads/Lanes & Road Widening		A	12.703	31.39	13%	-	-	-	-
GROSS RESIDENTIAL AREA			99.567	246.03	100%	2.57	1.04	256	128
						3.86	1.56	384	
						6.17	2.50	683	
						12.35	5.00	1366	



LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY			
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites
GROSS TOTAL AREA			366.476	905.55					
Non-Developable Areas	Future Planning Area	A	84.900	209.79					
	Lands not Owned*		11.066	27.34					
	Schools	A	6.898	17.04					
GROSS DEVELOPABLE AREA			263.612	651.38					
Open Spaces	CLR (0.8ac to 1.99ac)	A	30.023	74.19	11%	-	-	55	28
	RC (0.11ac to 0.8ac)	A	85.482	211.22	32%	-	-	598	300
	RMF (laned)	A	12.874	31.81	5%	-	-	146	73
	RMF (Townhomes)	A	21.646	53.49	8%	-	-	365	180
	DC (3 Story Apartment)	A	11.718	28.95	4%	-	-	1188	0
	DC Mixed Use (Commercial/2 Story app)	A	2.801	6.92	1%	-	-	900	0
Commercial	CMC	A	0.856	2.12	0.3%	-	-	-	-
Public Utility	PUL	A	4.881	12.06	2%	-	-	-	-
Roads/Lanes & Road Widening		A	53.775	132.88	20%	-	-	-	-
GROSS RESIDENTIAL AREA			263.612	651.38	100%	12.34	4.99	3252	581
						14.54	5.88	3833	
						6.17	2.50	2122	
						12.35	5.00	4242	

Lands not Owned* All lands within the subject site not owned by the developer ;Crown lands, existing road allowances and existing lands owned by others

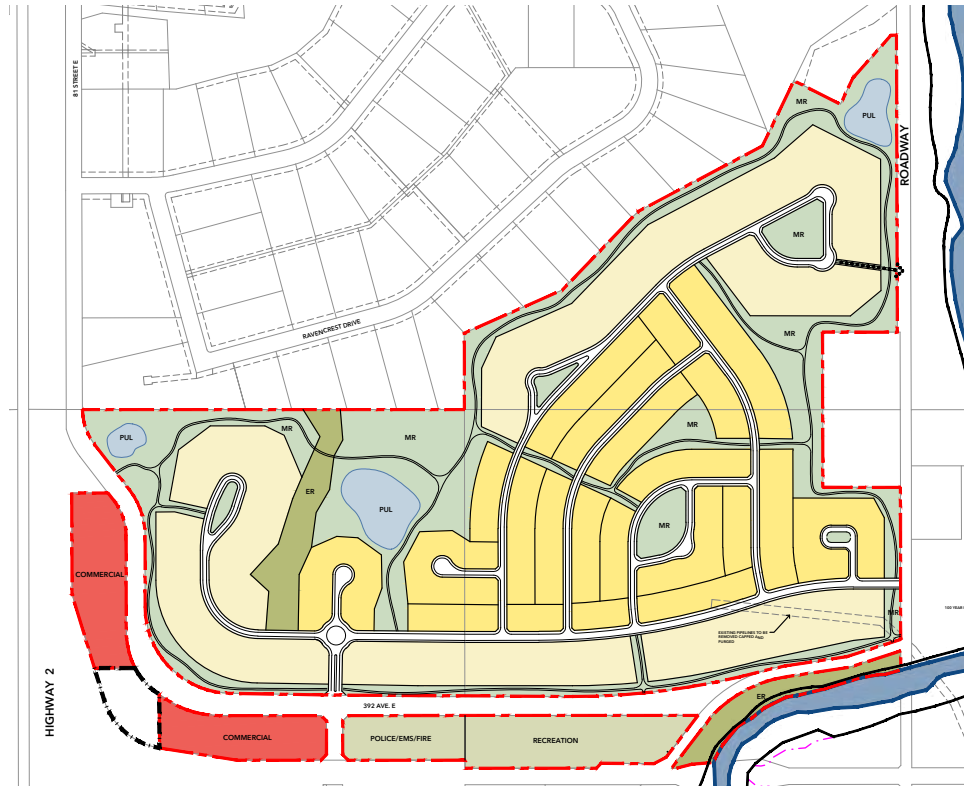
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LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY			
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites
GROSS TOTAL AREA			481.216	1189.07					
Non-Developable Areas	Future Planning Area	A	84.900	209.79					
	Lands not Owned*		11.066	27.34					
	Schools	A	6.898	17.04					
	Fire/Police/Ems	A	5.574	13.77					
Commercial	ER (inclusive of wetland)	A	4.187	10.35					
	CMC	A	5.412	13.37					
GROSS DEVELOPABLE AREA			363.179	897.40					
Open Spaces	CLR (0.8ac to 1.99ac)	A	59.811	147.79	16%	-	-	127	28
	RC (0.11ac to 0.8ac)	A	113.570	280.63	31%	-	-	782	300
	RMF (laned)	A	12.874	31.81	4%	-	-	146	73
	RMF (Townhomes)	A	21.646	53.49	6%	-	-	365	180
	DC (3 Story Apartment)	A	11.718	28.95	3%	-	-	1188	0
	DC Mixed Use (Commercial/2 Story app)	A	2.801	6.92	1%	-	-	900	0
Commercial	CMC	A	0.856	2.12	0.2%	-	-	-	-
Public Utility	PUL	A	7.326	18.10	2%	-	-	-	-
Roads/Lanes & Road Widening		A	66.478	164.26	18%	-	-	-	-
GROSS RESIDENTIAL AREA			363.179	897.40	100%	9.66	3.91	3508	581
						11.26	4.56	4089	
						6.17	2.50	2122	
						12.35	5.00	4242	

Lands not Owned* All lands within the subject site not owned by the developer ;Crown lands, existing road allowances and existing lands owned by others

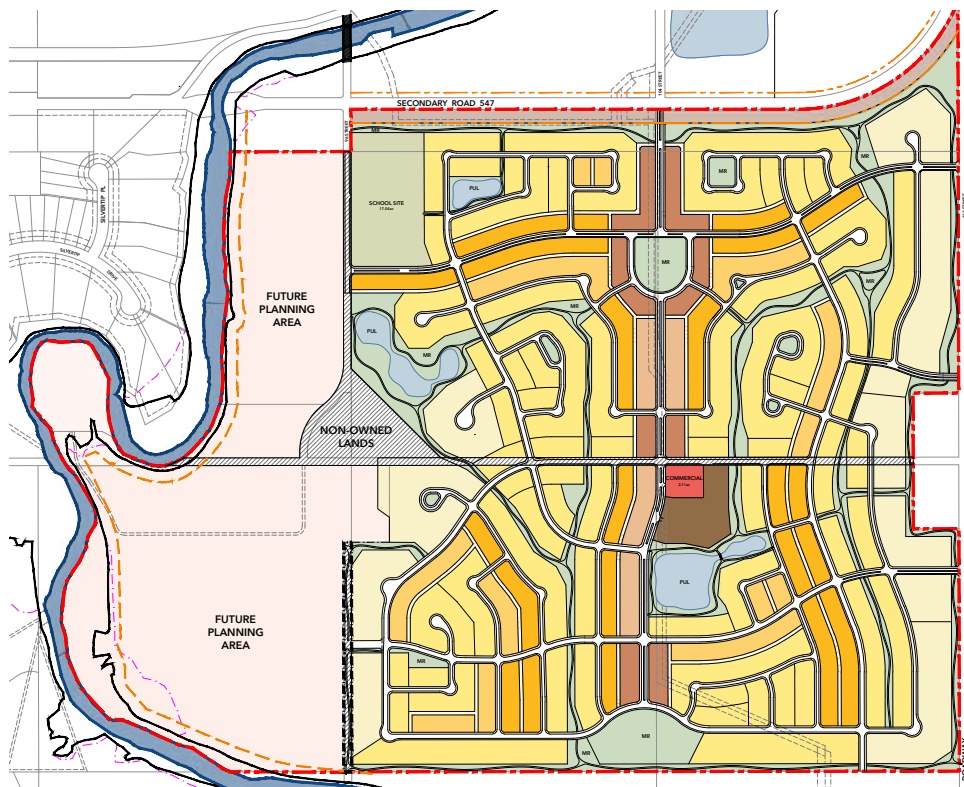
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Revised Site Plan Highest Density



LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY			
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites
GROSS TOTAL AREA									
Non-Developable Areas	ER (inclusive of wetland)	A	4.187	10.35					
	Fire/Police/Ems	A	5.574	13.77					
Commercial	CMC	A	5.412	13.37					
GROSS DEVELOPABLE AREA									
	CLR (0.8ac to 1.99ac)	A	29.788	73.61	30%	-	-	72	36
	RC (0.11ac to 0.8ac)	A	28.088	69.40	28%	-	-	184	92
	RMF (laned)	A	-	-	-	-	-	-	-
	RMF (Townhomes)	A	-	-	-	-	-	-	-
Open Spaces	MR	A	26.543	65.59	27%	-	-	-	-
Public Utility	PUL	A	2.445	6.04	2%	-	-	-	-
Roads/Lanes & Road Widening	A		12.703	31.39	13%	-	-	-	-
GROSS RESIDENTIAL AREA						2.57	1.04	256	128
						3.86	1.56	384	
						6.17	2.50	683	
						12.35	5.00	1366	

ROWLANDS



LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY			
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites
GROSS TOTAL AREA									
Non-Developable Areas	Future Planning Area	A	84.900	209.79					
	Lands not Owned*		11.066	27.34					
	Schools	A	6.898	17.04					
GROSS DEVELOPABLE AREA									
	CLR (0.8ac to 1.99ac)	A	30.023	74.19	11%	-	-	55	28
	RC (0.11ac to 0.8ac)	A	85.482	211.22	32%	-	-	598	300
	RMF (laned)	A	12.874	31.81	5%	-	-	146	73
	RMF (Townhomes)	A	21.646	53.49	8%	-	-	365	180
	DC (3 Story Apartment)	A	4.640	11.47	2%	-	-	810	0
	DC (4/5 Story apartment)	A	7.078	17.49	3%	-	-	630	0
	DC Mixed Use (Commercial/2 Story app)	A	2.801	6.92	1%	-	-	900	0
Commercial	CMC	A	0.856	2.12	0.3%	-	-	-	-
Open Spaces	MR	A	39.556	97.74	15%	-	-	-	-
Public Utility	PUL	A	4.881	12.06	2%	-	-	-	-
Roads/Lanes & Road Widening	A		53.775	132.88	20%	-	-	-	-
GROSS RESIDENTIAL AREA						13.29	5.38	3504	581
						15.50	6.27	4085	
						6.17	2.50	2122	
						12.35	5.00	4242	

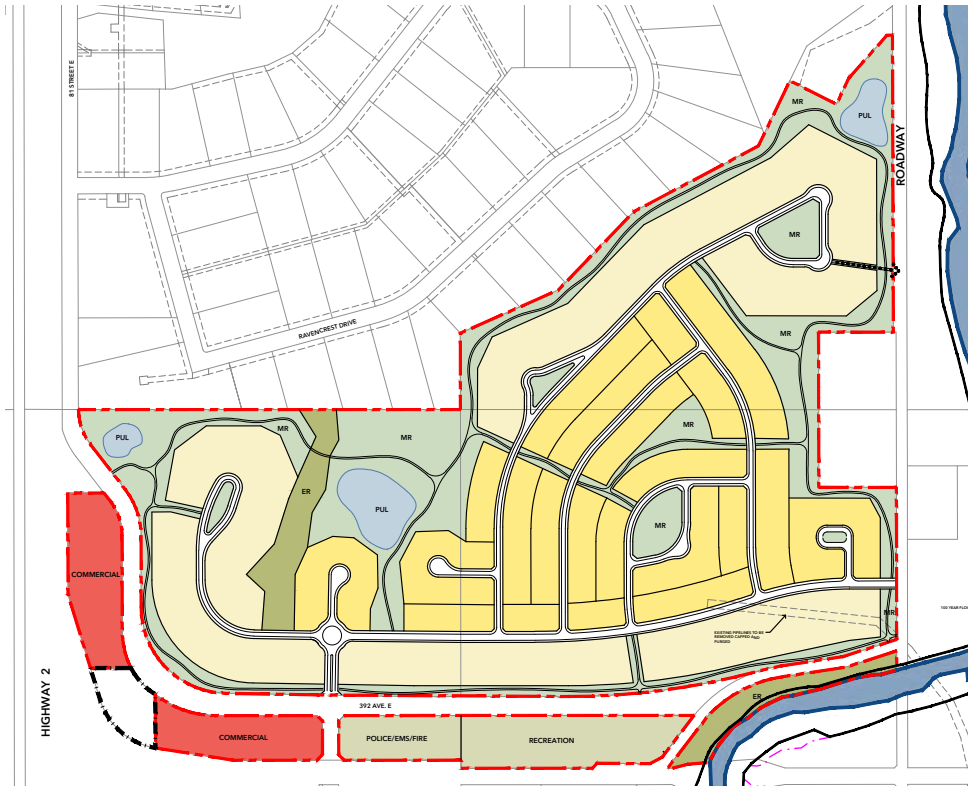
HIGHFIELD

LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY			
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites
GROSS TOTAL AREA									
Non-Developable Areas	Future Planning Area	A	84.900	209.79					
	Lands not Owned*		11.066	27.34					
	Schools	A	6.898	17.04					
	Fire/Police/Ems	A	5.574	13.77					
Commercial	ER (inclusive of wetland)	A	4.187	10.35					
	CMC	A	5.412	13.37					
GROSS DEVELOPABLE AREA									
	CLR (0.8ac to 1.99ac)	A	59.811	147.79	16%	-	-	127	28
	RC (0.11ac to 0.8ac)	A	113.570	280.63	31%	-	-	782	300
	RMF (laned)	A	12.874	31.81	4%	-	-	146	73
	RMF (Townhomes)	A	21.646	53.49	6%	-	-	365	180
	DC (3 Story Apartment)	A	4.640	11.47	1%	-	-	810	0
	DC (4/5 Story apartment)	A	7.078	17.49	2%	-	-	630	0
	DC Mixed Use (Commercial/2 Story app)	A	2.801	6.92	1%	-	-	900	0
Commercial	CMC	A	0.856	2.12	0.2%	-	-	-	-
Open Spaces	MR	A	66.099	163.33	18%	-	-	-	-
Public Utility	PUL	A	7.326	18.10	2%	-	-	-	-
Roads/Lanes & Road Widening	A		66.478	164.26	18%	-	-	-	-
GROSS RESIDENTIAL AREA						10.35	4.19	3760	581
						11.95	4.84	4341	
						6.17	2.50	2122	
						12.35	5.00	4242	

COMBINED

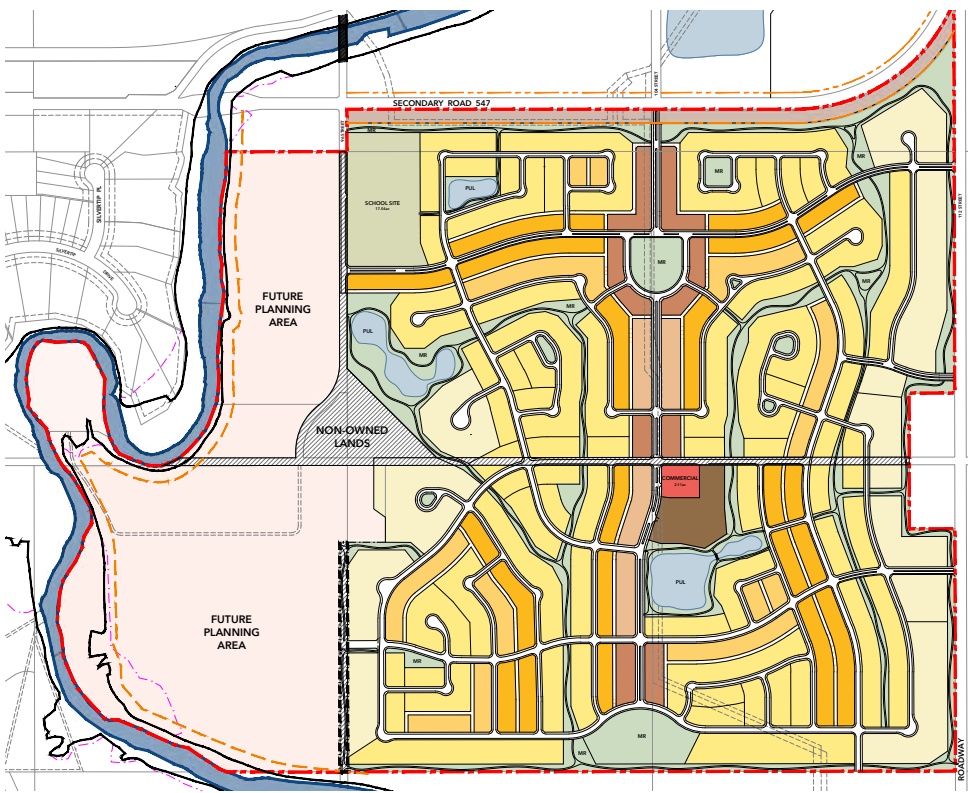
Lands not Owned* All lands within the subject site not owned by the developer, Crown lands, existing road allowances and existing lands owned by others

Revised Site Plan Growth Plan 60% Preferred Placetype Minimum



LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY				
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites	
GROSS TOTAL AREA										
Non-Developable Areas	ER (inclusive of wetland)	A	4.187	10.35						
	Fire/Police/Ems	A	5.574	13.77						
Commercial	CMC	A	5.412	13.37						
GROSS DEVELOPABLE AREA										
	CLR (0.8ac to 1.99ac)	A	29.788	73.61	30%	-	-	72	36	
	RC (0.11ac to 0.8ac)	A	28.088	69.40	28%	-	-	184	92	
	RMF (laned)	A	-	-	-	-	-	-	-	
	RMF (Townhomes)	A	-	-	-	-	-	-	-	
Open Spaces	MR	A	26.543	65.59	27%	-	-	-	-	
Public Utility	PUL	A	2.445	6.04	2%	-	-	-	-	
Roads/Lanes & Road Widening	A		12.703	31.39	13%	-	-	-	-	
GROSS RESIDENTIAL AREA										
						3.86	1.56	384		
						6.17	2.50	683		
						12.35	5.00	1366		

ROWLANDS



LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY				
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites	
GROSS TOTAL AREA										
Non-Developable Areas	Future Planning Area	A	84.900	209.79						
	Lands not Owned*		11.066	27.34						
	Schools	A	6.898	17.04						
GROSS DEVELOPABLE AREA										
	CLR (0.8ac to 1.99ac)	A	30.023	74.19	11%	-	-	55	28	
	RC (0.11ac to 0.8ac)	A	85.482	211.22	32%	-	-	598	300	
	RMF (laned)	A	12.874	31.81	5%	-	-	176	73	
	RMF (Townhomes)	A	21.646	53.49	8%	-	-	487	180	
	DC (3 Story Apartment)	A	4.640	11.47	2%	-	-	864	0	
	DC (4/5 Story apartment)	A	7.078	17.49	3%	-	-	630	0	
	DC Mixed Use (Commercial 2-3 Story app)	A	2.801	6.92	1%	-	-	1116	0	
Commercial	CMC	A	0.856	2.12	0.3%	-	-	-	-	
Open Spaces	MR	A	39.556	97.74	15%	-	-	-	-	
Public Utility	PUL	A	4.881	12.06	2%	-	-	-	-	
Roads/Lanes & Road Widening	A		53.775	132.88	20%	-	-	-	-	
GROSS RESIDENTIAL AREA										
						17.10	6.92	4507		
						6.17	2.50	2122		
						12.35	5.00	4242		

HIGHFIELD

LAND USE	LAND USE DISTRICT		PLAN AREA			GROSS RESIDENTIAL DENSITY				
	Proposed	Current	Hectares	Acres	% of GDA	UPH	UPA	Units (single)	Secondary Suites	
GROSS TOTAL AREA										
Non-Developable Areas	Future Planning Area	A	84.900	209.79						
	Lands not Owned*		11.066	27.34						
	Schools	A	6.898	17.04						
	Fire/Police/Ems	A	5.574	13.77						
	ER (inclusive of wetland)	A	4.187	10.35						
Commercial	CMC	A	5.412	13.37						
GROSS DEVELOPABLE AREA										
	CLR (0.8ac to 1.99ac)	A	59.811	147.79	16%	-	-	127	28	
	RC (0.11ac to 0.8ac)	A	113.570	280.63	31%	-	-	782	300	
	RMF (laned)	A	12.874	31.81	4%	-	-	176	73	
	RMF (Townhomes)	A	21.646	53.49	6%	-	-	487	180	
	DC (3 Story Apartment)	A	4.640	11.47	1%	-	-	864	0	
	DC (4/5 Story apartment)	A	7.078	17.49	2%	-	-	630	0	
	DC Mixed Use (Commercial 2-3 Story app)	A	2.801	6.92	1%	-	-	1116	0	
Commercial	CMC	A	0.856	2.12	0.2%	-	-	-	-	
Open Spaces	MR	A	66.099	163.33	18%	-	-	-	-	
Public Utility	PUL	A	7.326	18.10	2%	-	-	-	-	
Roads/Lanes & Road Widening	A		66.478	164.26	18%	-	-	-	-	
GROSS RESIDENTIAL AREA										
						13.11	5.31	4763		
						6.17	2.50	2122		
						12.35	5.00	4242		

COMBINED

Lands not Owned* All lands within the subject site not owned by the developer, Crown lands, existing road allowances and existing lands owned by others