

**Note:**  
This version will be considered by Council for approval.

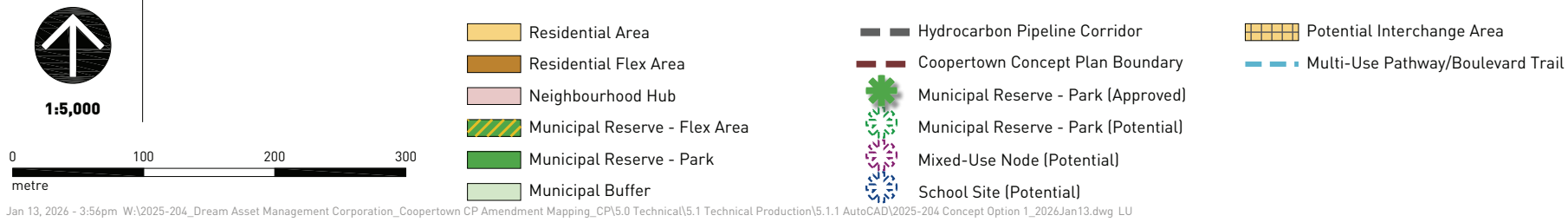
Coopertown Concept Plan - Land Use Concept - Statistics									
Land Use Category	Ha	%	U/Ha		Units		Ppl/Unit	Pop	
Residential Area	49.28	55.9%	30.0	to 35.0	1,478	to 1,725	2.6	3,843	to 4,484
Residential Flex Area	1.10	1.3%	60.0	to 91.0	66	to 101	1.8	119	to 181
Neighbourhood Hub - Commercial	2.55	2.9%							
Neighbourhood Hub - Residential	2.55	2.9%	75.0	to 125.0	191	to 319	1.8	344	to 574
Municipal Reserve - Flex Area	2.60	2.9%	0.0	to 25.0	0	to 65	2.6	0	to 169
Municipal Reserve - Park	6.63	7.5%							
Municipal Buffer	1.48	1.7%							
Internal Roads, Lanes & Walkways	21.88	24.8%							
Concept Plan Area	88.08 hectares	100.0%			1,736 to 2,209 units			4,307 to 5,408 people	
								49 to 61 people per hectare	

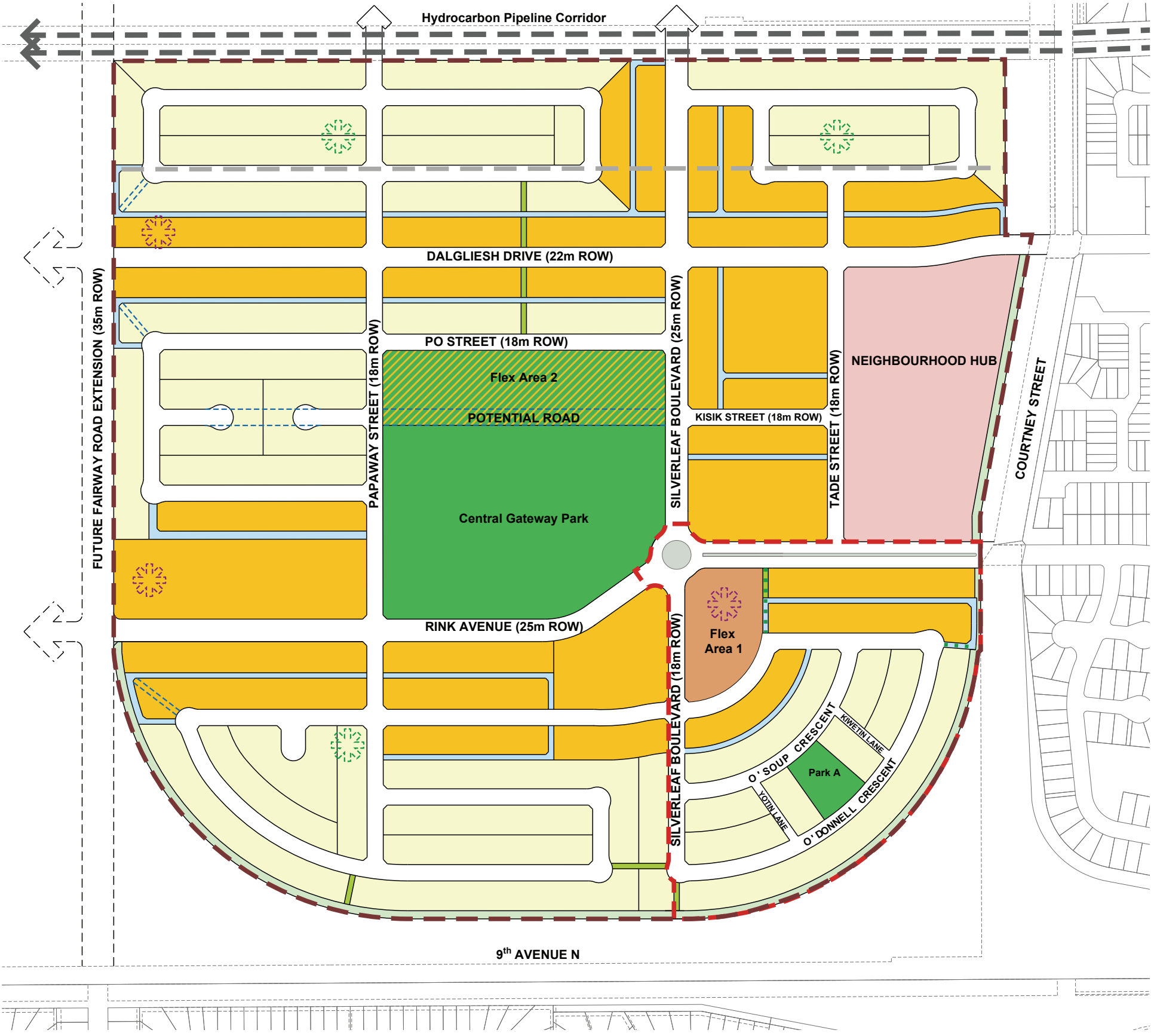
Potential Interchange Area	Ha	%	U/Ha		Units		Ppl/Unit	Pop	
Residential Area	2.14	2.4%	30.0	to 35.0	64	to 75	2.6	167	to 194
Municipal Buffer	0.12	0.1%							
Concept Plan Area (Including Potential Interchange Area)	90.34 hectares				1,800 to 2,284 units			4,474 to 5,602 people	
								50 to 62 people per hectare	

\*Land Use Areas are approximate and are subject to change. Any changes will maintain the overall density ranges.

Land Use	
Residential Area	Single-detached; semi-detached; duplex/stacked; triplex; fourplex; row/town and, per the applicable residential zone, backyard and secondary suites and complementary uses
Residential Flex Area	Residential Area land use/ building types, as well as stacked multiunit buildings and, per the applicable residential zone, backyard and secondary suites and complementary uses
Neighbourhood Hub - Commercial	Per Official Community Plan - Part A – Appendix C (Definitions)
Mixed Use Node (Potential)	Mixed-Use building(s); local commercial; office
Municipal Reserve - Park	Per City recreation requirements and, potentially, school site

Policy	
1	At least 50% of the Neighbourhood Hub Area shall be reserved for commercial land use.
2	Should the Municipal Reserve – Flex Area not be required to support a school site, and/or Municipal Reserve, it should be developed as residential, per Residential Area policy.
3	Should the Interchange Area not be required to support roadway infrastructure (whole or in part), it should be developed as residential, per Residential Area policy.
4	“Potential” parks shall be reviewed at the rezoning stage and may be approved or denied at the City’s discretion.
5	The location and configuration of land-use, transportation corridors and dedicated lands shall be in general accordance with this figure; however, the City may consider minor variations at the rezoning stage without a Concept Plan amendment being required.



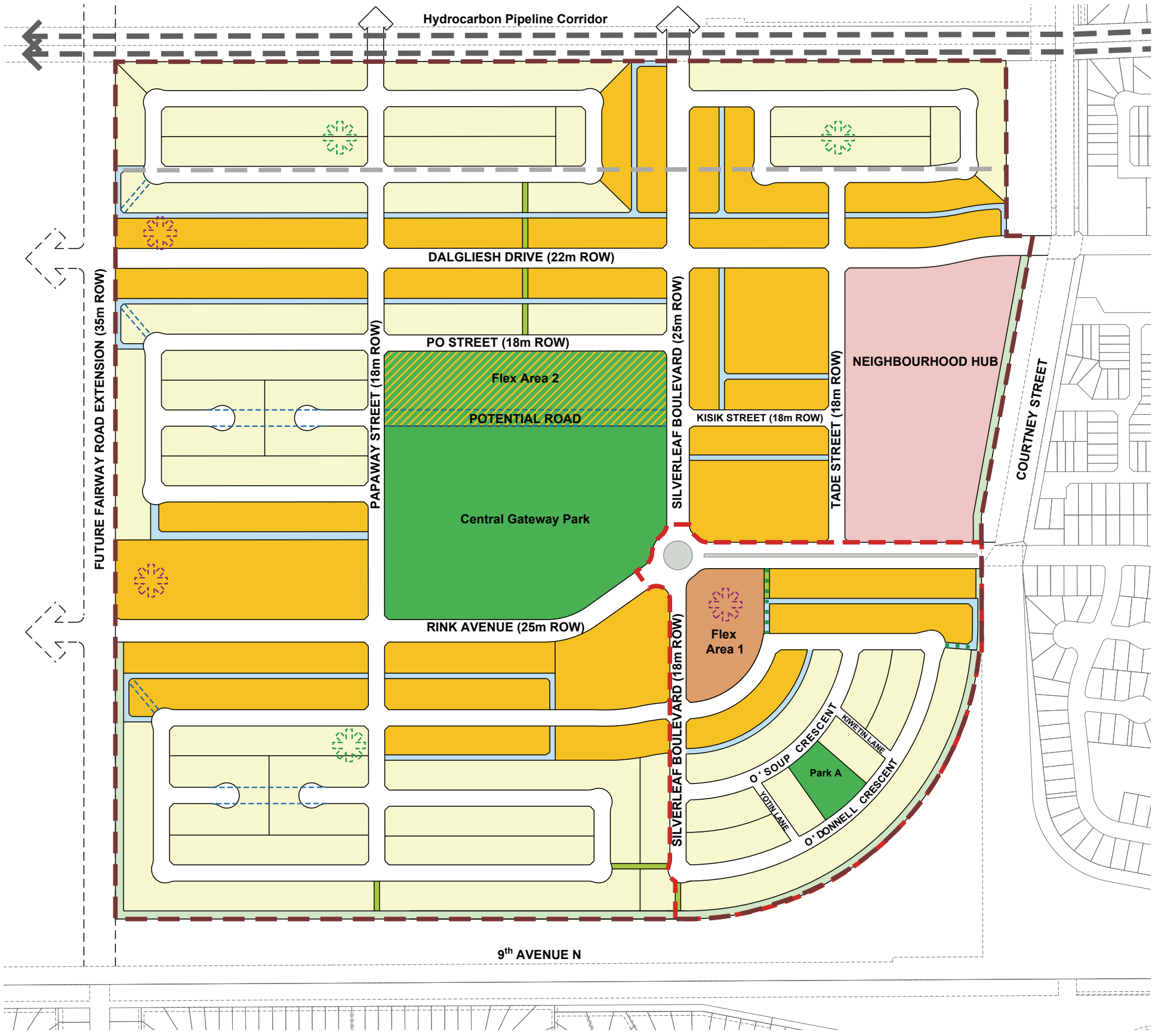


**Note:**

- "Demonstration Plan" only. Not subject to Council Approval
- Potential Development Layout
- Assumes interchange in Southwest corner

Non-Binding Demonstration Land Use Plan											
The statistics below represent an estimate of the areas, units, and population anticipated within the Coopertown plan area based on the demonstration plan, but actual numbers may vary higher or lower at the subdivision stage.											
Land Use Category	Ha	%	U/Ha		Units		Ppl/Unit	Pop		Ppl/Ha	
Low Density Units	26.78	30.4%	22.5	to 27.5	603	to 736	2.7	1,627	to 1,988	61	to 74
Medium Density Units	22.50	25.5%	47.5	to 52.5	1,069	to 1,181	2.5	2,672	to 2,953	119	to 131
Neighbourhood Hub - Commercial	2.55	2.9%									
Neighbourhood Hub - Residential	2.55	2.9%	75.0	to 125.0	191	to 319	1.8	344	to 574	135	to 225
Flex Area 1 - Residential / Commercial / Office	1.10	1.3%	75.0	to 100.0	83	to 110	1.8	149	to 199	135	to 180
Flex Area 2 - Residential / School / Park	2.60	2.9%	0.0	to 25.0	0	to 65	2.7	0	to 175	0	to 68
Municipal Reserve	6.63	7.5%									
Municipal Buffer	1.48	1.7%									
Potential Walkway	0.17	0.2%									
Potential Lane	2.54	2.9%									
Roads	19.17	21.8%									
Concept Plan Area	88.08 hectares	100.0%			1,945 to 2,412 units			4,792 to 5,889 people		54 to 67 people per hectare	

- Low Density Residential Frontages - 7600.84 m
- Medium Density Residential Frontages - 4644.45 m



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Land Use Category	Ha	%	U/Ha		Units		Ppl/Unit	Pop		Ppl/Ha	
Low Density Units	29.15	32.3%	22.5	to 27.5	656	to 802	2.7	1,771	to 2,165	61	to 74
Medium Density Units	22.51	24.9%	47.5	to 52.5	1,069	to 1,182	2.5	2,673	to 2,955	119	to 131
Neighbourhood Hub - Commercial	2.55	2.8%									
Neighbourhood Hub - Residential	2.55	2.8%	75.0	to 125.0	191	to 319	1.8	344	to 574	135	to 225
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Flex Area 2 - Residential / School / Park	2.60	2.9%	0.0	to 25.0	0	to 65	2.7	0	to 175	0	to 68
Municipal Reserve	6.63	7.3%									
Municipal Buffer	1.60	1.8%									
Potential Walkway	0.18	0.2%									
Potential Lane	2.52	2.8%									
Roads	18.93	21.0%									
Concept Plan Area	90.34 hectares	100.0%			2,000 to 2,478 units			4,938 to 6,068 people		55 to 67 people per hectare	

Low Density Residential Frontages - 8349.93 m

Medium Density Residential Frontages - 4669.91 m