

Appendix 1 – Land Use and Population Statistics

Decoteau North NSP		Area (ha)
GROSS AREA		386.0
Wetland (Environmental Reserve)		34.0
Arterial Roadway		12.8
Public Utility Lot		4.8
GROSS DEVELOPABLE AREA		334.4
Commercial/Residential Mixed Use		8.3
Commercial		7.8
Business Employment		94.7
Institutional		2.4
Parkland, Recreation, School (Municipal Reserve)		20.7
<i>School / Park</i>		5.3
<i>Urban Village Park</i>		4.2
<i>Pocket Park & Linear Park</i>		9.7
<i>Natural Area</i>		1.5
Transportation - circulation (20% GDA)		66.9
Stormwater Management Facility		21.4
Total Non-Residential Area		222.3
Net Residential Area		112.1
RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT		
Land Use		North
Low Density Residential	Area (ha)	86.1
<i>25 du/nrha</i>	Units	2,151
<i>2.8 p/du</i>	Population	6,024
Low Density Residential (Street-Oriented)	Area (ha)	13.3
<i>45 du/nrha</i>	Units	599
<i>2.8 p/du</i>	Population	1,677
Medium Density Residential	Area (ha)	11.3
<i>90 du/nrha</i>	Units	1,013
<i>1.8 p/du</i>	Population	1,824
High Density Residential	Area (ha)	1.5
<i>225 du/nrha</i>	Units	329
<i>1.5 p/du</i>	Population	493
Total Residential	Area (ha)	112.1
	Units	4,092
	Population	10,018
SUSTAINABILITY MEASURES		
Population Per Net Hectare (p/nha)		89.4
Dwelling Units Per Net Residential Hectare (du/nrha)		36.5
Population (%) within 500m of Parkland		100%
Population (%) within 400m of Transit Service		100%
Population (%) within 600m of Commercial Service		
Presence/Loss of Natural Areas		
Protected as Environmental Reserve		34.0
Conserved as Naturalized Municipal Reserve (ha)		1.5
Protected though other means (ha)		0.0
Lost to Development (ha)		
STUDENT GENERATION COUNT		
Public School Board		
Elementary School		669
Junior High		334
Senior High		334
Separate School Board		
Elementary School		334
Junior High		167
Senior High		167
Total Student Population		2007

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