

Development Statistics - East Pioneer - Proposed Easton Neighbourhood

Use	Hectares	Acres	%					
Gross Area	53.07	131.14						
Environmental Reserve	0.00	0.00						
Peat / Fen Area	0.00	0.00						
Sub-total	0.00	0.00						
Gross Developable Area	53.07	131.14						
								Changes
Other Uses								
Parks/Municipal Reserve	4.33	10.70	8.2%					4.33
Urban Village Park	0.00	0.00	0.0%					-2.00
Natural Area	2.46	6.08	4.6%					2.46
Stormwater Facility/ PUL	3.36	8.30	6.3%					-0.15
Circulation - Local Road and Lane	5.80	14.33	10.9%					
Circulation - Collector Road/ Road Widening	4.52	11.17	8.5%					0.13
Private Road	0.43	1.06	0.8%					
Pioneer Road	1.19	2.94	2.2%					0.00
Commercial	11.37	28.10	21.4%					-1.94
Subtotal- Other Uses	33.46	82.68	63.0%					
Residential				Units	%	Pop	%	
Mixed Low to Medium Density Residential	9.92	24.51	18.7%	297	31.3%	831	36.7%	-4.81
Mixed Medium to High Density (TH)	1.32	3.26	2.5%	89	9.4%	195	8.6%	1.32
Mixed Medium to High Density Residential	8.37	20.68	15.8%	564	59.4%	1,240	54.7%	-4.94
Subtotal - Residential	19.61	48.46	37.0%	950	100.0%	2266	100.0%	
	53.07		100.0%					
Units Per Net Residential Hectare	48.4							
Residential Density								
<i>Mixed Low to Medium Density Residential</i>						30 units / ha		
<i>Mixed Medium to High Density Residential</i>						67.5 units / ha		
Population Density								
<i>Mixed Low to Medium Density Residential</i>						2.8 persons / unit		
<i>Mixed Medium to High Density Residential</i>						2.2 persons / unit		