

Evaluating the Options | Phase 2 - Land Use Options Comparison

	Option 1 Foundation (OCP)	Option 2 Balanced	Option 3 Essential
Housing			
Total Homes	3,500	2,450	1,990
SF/Duplex	100	55	80
Townhome	400	745	730
Apartment	3,000	1,650	1,180
Potential Affordable Homes (non-market rental)	~105	~75	~59
Estimated Population	6,390	4,830	4,060
Residential Development Footprint	~54 acres	~63 acres	~68 acres
Parks + Natural Areas			
Neighbourhood Park	~10.7 acres	~8.7 acres	~5.6 acres
Park Amenities	Playgrounds, Pavilions, Flex Field, Sports Courts, Pump Track	Playgrounds, Pavilions, Flex Field, Sports Courts	Playgrounds, Pavilions, Flex Field
Natural Conservation Framework	~61 acres	~55 acres	~52 acres
Retained Riparian + ESA Habitat	✓	✓	✓
Total Trail Length	>3km	~3km	~3km
Retained Perimeter Forest Buffer	~4 acres	~3.1 acres	~2.5 acres
Community Facilities			
Mixed-Use Neighbourhood Centre	✓	✓	✓
Commercial Location	Sunnyside Rd + First Ave	Sunnyside Rd + First Ave	Sunnyside Rd
Estimated Commercial Area*	~65,000 sq ft	~50,000 sq ft	35,000 sq ft
Civic Centre	~25,000 sq ft (Public Centre)	~20,000 sq ft (Private or Public)	~15,000 sq ft (Private Club)
Active Transportation + Traffic			
Livable Street Network	✓	✓	✓
Expected Peak Hour Vehicle Trips without TDM	1,320	960	780
Expected Peak Hour Vehicle Trips with TDM	990	720	585
Transit Supportive	✓	✓	✓
Crystal Creek Drive Interface	Full Street + Trail Connection	Homes fronting Crystal Creek	No Crystal Creek Dr connection
Finance + Servicing			
Estimated Taxation Impacts*	+\$700,000 annually	+\$500,000 annually	+\$398,000 annually
Servicing Considerations	Metro Van Connection	Metro Van Connection	Metro Van Connection
Community Input			
Responds to Phase 1 Community Input	✓	✓	✓

*Note: Commercial Area and Taxation Impact Estimates are based on prorated metrics from OCP Amendment Application studies. Per the Terms of Reference, updated analysis will be conducted in Phase 3 of the NP Process.

RS-1 Status Quo (Baseline)
85
85
0
0
0
247
~111 acres
~2.4
None
~29 acres
✓
None
None
None
None
None
Rural Local Streets
34
N/A
No
No Crystal Creek Dr connection
Negative Taxation Impact
Independent Septic
N/A