

Appendix B – Concept Plan Comparison

Refers to Section 3.8 and 3.9

Requirement	Concept 1	Concept 2	Concept 3
Land Use	<ul style="list-style-type: none"> • 3,670 residential units • Residential density 35 units/ha • 4,500 jobs • 1 elementary school 	<ul style="list-style-type: none"> • 3,125 residential units • Residential density 34 units/ha • 4,625 jobs • 1 elementary school • 1 high school 	<ul style="list-style-type: none"> • 3,060 residential units • Residential density 31 units/ha • 4,042 jobs • 1 elementary school
Community Planning	<ul style="list-style-type: none"> • Provides logical connections to areas east and west • Higher density/commercial development at transit nodes • Public/Institutional Area 	<ul style="list-style-type: none"> • Community node with park and 2 schools • Provides logical connections to areas east and west • Higher density/commercial development at transit nodes • Public/Institutional Area 	<ul style="list-style-type: none"> • Provides logical connections to areas east and west • Higher density/commercial development at transit nodes • Public/Institutional Area
Parkland, Recreation And Open Space	<ul style="list-style-type: none"> • Dispersed park system • Conforms to 400 metres to Open Space for all homes • 5% parkland dedication • Meets 10% dev. land area for open space 	<ul style="list-style-type: none"> • Fewer larger parks • 5% parkland dedication • Meets 10% dev. land area for open space 	<ul style="list-style-type: none"> • Meets alternative parkland dedication standard • Southeast corner does not meet 400 metres requirement • Meets 10% dev. land area for open space
Natural Heritage	<ul style="list-style-type: none"> • McKinnon's Creek maintains function, not form 	<ul style="list-style-type: none"> • McKinnon's Creek maintains function, not form 	<ul style="list-style-type: none"> • McKinnon's Creek maintains function, not form