



LEGEND

- LOT XX Existing Subdivision Lot Fabric
- Proposed Semi/Townhome Blocks
- Proposed Servicing/Storm Water Block
- High Density (Subject to subsequent Development Permit Application)
- Parkland Dedication Blocks
- Offsite Lands (Owned By Others)

UNIT DISTRIBUTION	
BUILDING TYPE	# OF UNITS
SEMI-DETACHED	26
3-UNIT TOWNHOME	42
4-UNIT TOWNHOME	20
STACKED TOWNHOME	168
TOTAL UNITS	256

PARKLAND DEDICATION	
TOTAL UNITS	256
DEDICATION REQUIREMENT	1HA/600 UNITS
TOTAL REQUIRED DEDICATION	4267 Sq M
TOTAL PROPOSED DEDICATION	4308 Sq M

Density Calculations - Medium/Low Density			
DESCRIPTION:	AREA:	UNITS:	COMMENTS:
TOTAL "OFFSITE LANDS":	2.72 Ha	54	Assumes one single family home per existing 50 ft lots
TOTAL "SEMI/TOWNHOME BLOCKS":	1.91 Ha	88	As per above Site Plan
TOTALS:	4.63 Ha	142	Equal to Total Area of "Offsite Lands" + Semi/Townhome Blocks"
CALCULATED NET DENSITY:	30.67 units/Net Ha		
Note: High Density Block density calculated separately as per Town direction (See below Calculation)			

Density Calculations - High Density	
TOTAL UNITS	168
TOTAL BLOCK AREA	25045 Sq M
CALCULATED DENSITY	63 Units/Net HA
PARKING STALLS	252
PARKING STALLS/UNIT	1.50

SCALE: NTS

01	INITIAL SUBD. APPLICATION	RD	03 FEB 2023
No.	REVISIONS	BY	DATE

OWNER: **INVERNESS HOMES**

DESIGNED BY:	DRAWN BY:	APPROVED BY:
RD	RD	JL

PROJECT: **CARLETON AND LANARK ST SUBDIVISION**

DRAWING TITLE: **DENSITY CALCULATIONS**

DATE: 03 FEB 2023	D1
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