

Proposed Summerwood North Area Structure Plan Amendments

Table 3: Area Concept Plan Policy

<p>6.4.6: Units designated for medium density residential uses range from 21.5 — 37 units/net ha must be consistent within the plan area. Medium density housing forms can include duplexes, triplexes, fourplexes, townhouses, and low-rise (maximum height 14 m) apartments to a maximum density of 37 units/net ha apartments up to six storeys. Apartment dwellings higher than four storeys must provide underground parking for its residents.</p>	<p>The Capital Region Plan requires that residential development must target a higher density than required at the time of the ACP. Therefore these densities are adjusted in Summerwood North to allow an average of 23.65 upnrha for low density residential, 37 upnrha for low density multiple residential, and up to and 75 upnrha for medium density residential. Low density multiple residential forms in Summerwood North include fourplexes, townhouses or other attached housing forms. Medium density residential forms in Summerwood South include townhouses, fourplexes and low-rise apartments.</p>
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6.2 Land Use and Population Statistics

The largely developed Summerwood South area was built to a planned density target of approximately 28.5 upnrha (2,283 units/79.93 ha), and Summerwood North will attain a minimum of 25.0 upnrha for creating 605 642 dwelling units and a corresponding population potential of approximately 1,798 1,881 persons. Subject to transportation and servicing constraints, Summerwood North may exceed 25 upnrha where low density use districting (i.e. new standard low density districts) are utilized to increase the neighbourhood's performance relative to the Capital Region Board's density targets. A summary of land use and demographic projections for Summerwood are provided below:

Table 4: Land Use Statistics

Land Uses	Ha	%	Units	%	Pop.
Summerwood South Area	136.8				
Summerwood North Area	40.45				
GROSS AREA	177.3				
Rail Buffer	0.75				
Lakeland Drive	1.73				
TransAlta Power Line	0.75				
GROSS DEVELOPABLE AREA	174				
Land Uses					
Municipal Reserve *	17.4	10%			
SWMF	14.49	8.3%			
Circulation (10% GDA)	34.92	20.1%			
Commercial	3.24	1.9%			
SUBTOTAL – LAND USES	70.05	40.3%			
RESIDENTIAL					
Summerwood South					
Low Density Residential	65.8	37.80%	1,415	49.048.4%	4,414
Low Density Multiple Residential	5.04	2.90%	186	6.46.3%	420
Medium Density Residential	9.09	5.20%	682	23.623.3%	982
Summerwood North					
Low Density Residential	21.23	12.20%	502	17.417.2%	1,566
Low Density Multiple Residential	2.81	1.60%	103	3.64.8%	232
SUBTOTAL - RESIDENTIAL	104	59.70%	2,888	100%	7,614

Summerwood North Residential Density

Low Density Residential 23.65 units /net residential hectare
Low Density Multiple Residential 37.00 49.82 units /net residential hectare

6.3.2 Low Density Multiple Residential

Low Density Multiple Residential areas are intended for town housing, fourplex or other attached housing forms that are located on sites with a density of up to 37 50 units per net residential hectare. The locations chosen for these sites on the Land Use Plan have been influenced by their proximity to amenity areas, access to collector and arterial roadways, and/or avoiding any existing low density residential development. These housing areas are intended to accommodate a variety of possible market segments including single persons, families, or mature adults.

7.2 Residential

Units designated for low density residential uses range from 10 - 37 50 units/net residential ha.

Policy 7.2.8

Ensure a minimum of 70% of residential development be low density, ranging from 10 – 37 50 units/net residential ha, to ensure consistency with the developed areas of Sherwood Park.