

Proposed Table 2: Land Use Calculations

Land Use	Acres	Hectares	%	Frontage (m)	Units per acre (upa)	Units	People per Unit	Population	Elementary Student Population 0.48 SU and 0.19 MU
Residential									
Single Unit Detached Dwellings	199.646	80.794	42.2%	20,181.84	8	1,688	2.8	4,726	810
Low Density Street Townhousing	5.108	2.067	1.1%	522.47	15	77	2.2	169	15
Low Density Group Townhousing	39.640	16.042	8.4%	1,601.18	15	595	2.8	1,665	113
Medium Density Multi Unit Dwellings	17.129	6.932	3.6%	1,265.91	40	685	1.6	1,096	130
Medium Density Stacked Townhouse	6.662	2.696	1.4%	508.05	20	133	2.8	373	25
Mixed Use	11.206	4.535	2.4%	752.87	20	224	1.3	291	43
Totals	279.391	113.066	59%	24,832.31		3,402		8,321	1,136
Park									
Neighbourhood Core Parks	16.502	6.678	3.5%						
Linear Parks	7.292	2.951	1.5%						
Pocket Parks	4.092	1.656	0.9%						
Village Square	0.988	0.400	0.2%						
Total Park	28.874	11.685	6.1%						
Drainage Parcels	20.601	8.337	4.4%						
Elementary Schools / Community Centre	7.999	3.237	1.7%	267.30					
Roads									
Arterial Roads	14.517	5.875	3.1%						
Collector Roads	28.190	11.408	6.0%						
Local Roads	62.223	25.181	13.1%						
Lanes	4.154	1.681	0.9%						
Total Roads	109.084	44.145	23.0%						
Buffer and Berms	27.421	11.097	5.8%						
Grand Total	473.370	191.567	100%	25,099.61					

*Neighbourhood Density (units per gross acre) 7.2

(persons per gross hectare) 43.4

*Population 8321

*Neighbourhood Dwelling Type Split 50% Single Unit/50% Multi Unit

*Calculations above do not include development of Yarrow Youth Farm/Red Willow Centre Lands

MR Dedication Requirements Including YYF/RWC lands	Area (acres)	Total Req'd (10%)	N'hood (6.1%)	District (3.6%)	Multi-District (0.3%)
City of Saskatoon	206.85	20.69	12.62	7.45	0.62
Dundee Developments	131.56	13.16	8.03	4.74	0.39
West Canadian Development Corporation	112.95	11.30	6.89	4.07	0.34
L.S Multani	5.00	0.50	0.30	0.18	0.01
Linh An-Tu and Tho Nhi Tu	3.58	0.36	0.22	0.13	0.01
KW Homes	3.33	0.33	0.20	0.12	0.01
Existing Roadways/Buffers	10.10	1.01	0.62	0.36	0.03
Yarrow Youth Farm/Red Willow Centre	38.82	3.88	2.37	1.40	0.12
	512.19	51.22	31.24	18.44	1.54

MR Calculations Excluding YYF/RWC	Area (acres)
Neighbourhood Area excluding YYF/RWC	473.31
Total Req'd MR Dedication (10%)	47.33
District Park MR (.36%)	17.04
Multi-District Park MR (0.3%)	1.42
Total MR Required in Kensington (.61%)	28.87
Total MR Provided in Kensington	28.87