

Willows Concept Plan Amendment Comparison - 2021 / 2023 Proposals			
		2021 Proposal	2023 Proposal
Land Use Statistics for Amendment Area	Population	Amendment Area - 1,697 (Neighbourhood – 2557)	Amendment Area - 1,536 (Neighbourhood – 2396)
	Total Dwelling Units	776	665
	One Unit Dwellings	293	305
	Low Density Multi-Unit Dwellings	174	177
	Medium Density Multi-Unit Dwellings	159	183
	Neighbourhood Node	149	N/A
Land Use	Neighbourhood Node	Neighbourhood Node parcel proposed north of the clubhouse.	Neighbourhood Node removed and replaced with Medium Density Multi-Unit Dwelling parcel.
	Wellness Hotel/Spa	Proposed north of the clubhouse adjacent to the Neighbourhood Node.	Hotel/spa has been relocated to the west side of the North Development Area. Previous parcel replaced with a Low Density Multi-Unit Dwelling parcel.
	Commercial (Retail)	Commercial (retail) to a maximum of 10,000 square feet was previously proposed in the Neighbourhood Node parcel.	Commercial (retail) no longer proposed.
	Medium Density Multi-Unit Dwellings	A 0.77 ha medium density parcel was proposed to be located in the parking lot of the Red Barn site.	Medium density parcel in the Red Barn parking lot has been removed.
	One Unit Dwellings	Proposed 15m site width and 525 square metres minimum site area.	Proposed 16m site width and 560 square metres minimum site area.
Transportation	Phase 2 Access to Traffic Circle	Collector roadway connected traffic circle to phase 2 to the south.	Collector roadway is removed south of the traffic circle. A new access is provided from Clarence Avenue at the southeast corner of the Willows.
	Lorne Avenue Intersection	Proposed right out/left in access.	Proposed all directional access.

	Traffic Calming – Cartwright Street	No traffic calming proposed.	Traffic calming measures proposed: <ul style="list-style-type: none"> • New sidewalks on Cartwright Street with sidewalks on both sides from 501 Cartwright Street to Cartwright Terrace. • Location and final design of traffic calming to be determined during detail design.
Servicing	Water	Water distribution system was serviced via Cartwright Street at multiple locations.	Proposed water system has been updated. Two new proposed locations to service phase 2 are at the intersection of Cartwright Terrace and Cartwright Street and another connection at the roundabout along Cartwright Street.
	Sanitary Sewer	Sanitary was proposed to be serviced via the CNR crossing connecting to Melville Street.	Sanitary connection has been relocated to the northwest end of Cartwright Street via a trunk sewer. Local sanitary servicing has been revised and sanitary subsystems remain relatively the same.
	Storm Water	Storm water management includes several storm water retention ponds, and a storm sewer system that drains to the storm water retention pond on Cartwright Street.	Proposed storm water systems were updated and provisions were added for existing and future industrial lands that could be serviced northwest of the Willows neighbourhood.