



Coopertown Concept Plan - Land Use Concept - Statistics										
Land Use Category	Ha	%	U/Ha		Units		Ppl/Unit	Pop		Ppl/Ha
Residential Area	49.28	55.9%	30.0	to 35.0	1,478	to 1,725	2.6	3,843	to 4,484	78 to 91
	1.10	1.3%	60.0	to 91.0	66	to 101	1.8	119	to 181	108 to 164
Neighbourhood Hub - Commercial	2.55	2.9%								
Neighbourhood Hub - Residential	2.55	2.9%	75.0	to 125.0	191	to 319	1.8	344	to 574	135 to 225
Municipal Reserve - Flex Area	2.60	2.9%	0.0	to 25.0	0	to 65	2.6	0	to 169	0 to 65
Municipal Reserve Park	6.63	7.5%								
Municipal Buffer	1.48	1.7%								
Internal Roads, Lanes & Walkways	21.88	24.8%								
Concept Plan Area	88.08 hectares	100.0%			1,736 to 2,209 units			4,307 to 5,408 people		49 to 61 people per hectare

Potential Interchange Area	Ha	%	U/Ha		Units		Ppl/Unit	Pop		Ppl/Ha
Residential Area	2.14	2.4%	30.0	to 35.0	64	to 75	2.6	167	to 194	78 to 91
Municipal Buffer	0.12	0.1%								
Concept Plan Area (Including Potential Interchange Area)	90.34 hectares				1,800 to 2,284 units			4,474 to 5,602 people		50 to 62 people per hectare

*Land Use Areas are approximate and are subject to change. Any changes will maintain the overall density ranges.

Land Use	
Residential Area	Dwelling land-use and complementary uses per the applicable residential zone.
Neighbourhood Hub - Commercial	Per Official Community Plan - Part A - Appendix C (Definitions)
Mixed Use Node (Potential)	Mixed-Use Building(s); local commercial; office
Municipal Reserve - Park	City recreation facilities
Municipal Reserve - Flex Area	School Site or Residential Area land uses

- Policy
- 1

At least 50% of the Neighbourhood Hub Area shall be reserved for commercial land use.
- 2

Should the Interchange Area not be required to support roadway infrastructure (whole or in part), it should be developed as residential, per Residential Area Policy
- 3

The maximum allotment and configuration of Municipal Reserve shall be in accordance with the Concept Plan figure; however:

a

Should a school not be required, the area shown as "Municipal Reserve - Flex Area" shall transition to residential land use.

b

Areas shown as "Municipal Reserve - Park (Potential)" would only be considered as Municipal Reserve if the City identifies the need for additional park space.

c

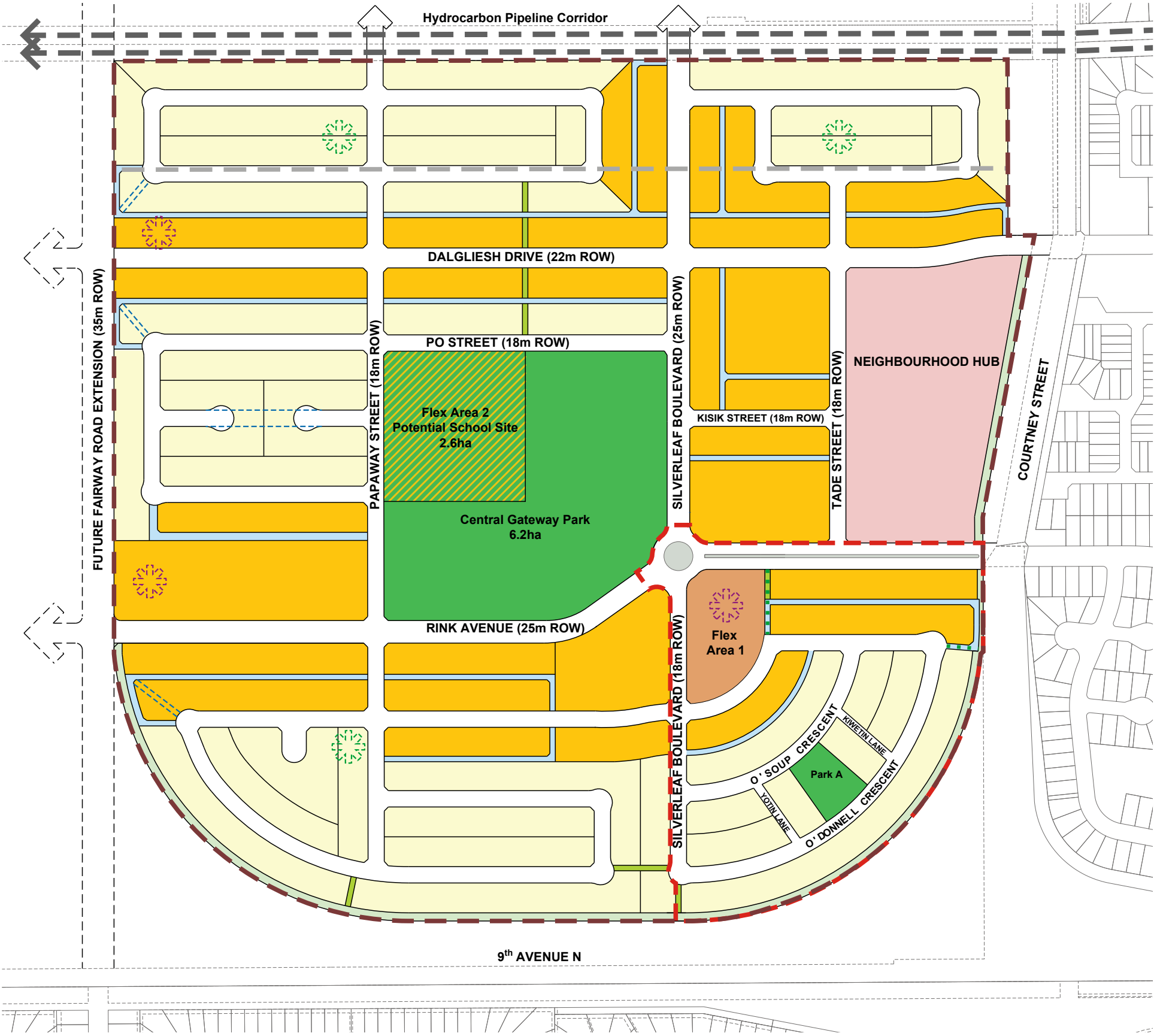
The dedication of Municipal Reserve will be determined by the City at the rezoning and/or subdivision stage.
- 4

The location and configuration of land use, transportation corridors and dedicated lands shall be in general accordance with this figure; however, the City may consider minor variations at the rezoning stage without a Concept Plan amendment being required.
- 5

The location of different residential types and densities shall be identified at the rezoning and subdivision stage in accordance with OCP policy.
- 6

As a prerequisite for subdivision approval, a storm water servicing strategy, applying to the Concept Plan area, shall be completed to the City's satisfaction.





Non-Binding Demonstration Land Use Plan									
The statistics below represent an estimate of the areas, units, and population anticipated within the Coopertown plan area based on the demonstration plan, but actual numbers may vary higher or lower at the subdivision stage.									
Land Use Category	Ha	%	U/Ha	Units	Ppl/Unit	Pop	Ppl/Ha		
Low Density Units	26.78	30.4%	22.5 to 27.5	603 to 736	2.7	1,627 to 1,988	61 to 74		
Medium Density Units	22.50	25.5%	47.5 to 52.5	1,069 to 1,181	2.5	2,672 to 2,953	119 to 131		
Neighbourhood Hub - Commercial	2.55	2.9%							
Neighbourhood Hub - Residential	2.55	2.9%	75.0 to 125.0	191 to 319	1.8	344 to 574	135 to 225		
Flex Area 1 - Residential / Commercial / Office	1.10	1.3%	75.0 to 100.0	83 to 110	1.8	149 to 199	135 to 180		
Flex Area 2 - Residential / School / Park	2.60	2.9%	0.0 to 25.0	0 to 65	2.7	0 to 175	0 to 68		
Municipal Reserve	6.63	7.5%							
Municipal Buffer	1.48	1.7%							
Potential Walkway	0.17	0.2%							
Potential Lane	2.54	2.9%							
Roads	19.17	21.8%							
Concept Plan Area	88.08 hectares	100.0%		1,945 to 2,412 units		4,792 to 5,889 people	54 to 67 people per hectare		

- Low Density Residential Frontages - 7600.84 m
- Medium Density Residential Frontages - 4644.45 m

1:5,000

0

100

200

300

metre

Low Density Residential

Medium Density Residential

Neighbourhood Hub

Flex Area 1

Flex Area 2

Municipal Reserve

Municipal Buffer

Potential Municipal Reserve Parks

Potential Mixed-Use Node (Local Commercial, Residential, Office)

Hydrocarbon Pipeline Corridor

120m 1 in 1 Million Risk Contour from Pipeline Corridor

Potential Lane

Potential Municipal Walkway

Walkway [*Denotes area municipal walkway required if potential lane not installed]

Existing Legal Line

Existing ROW

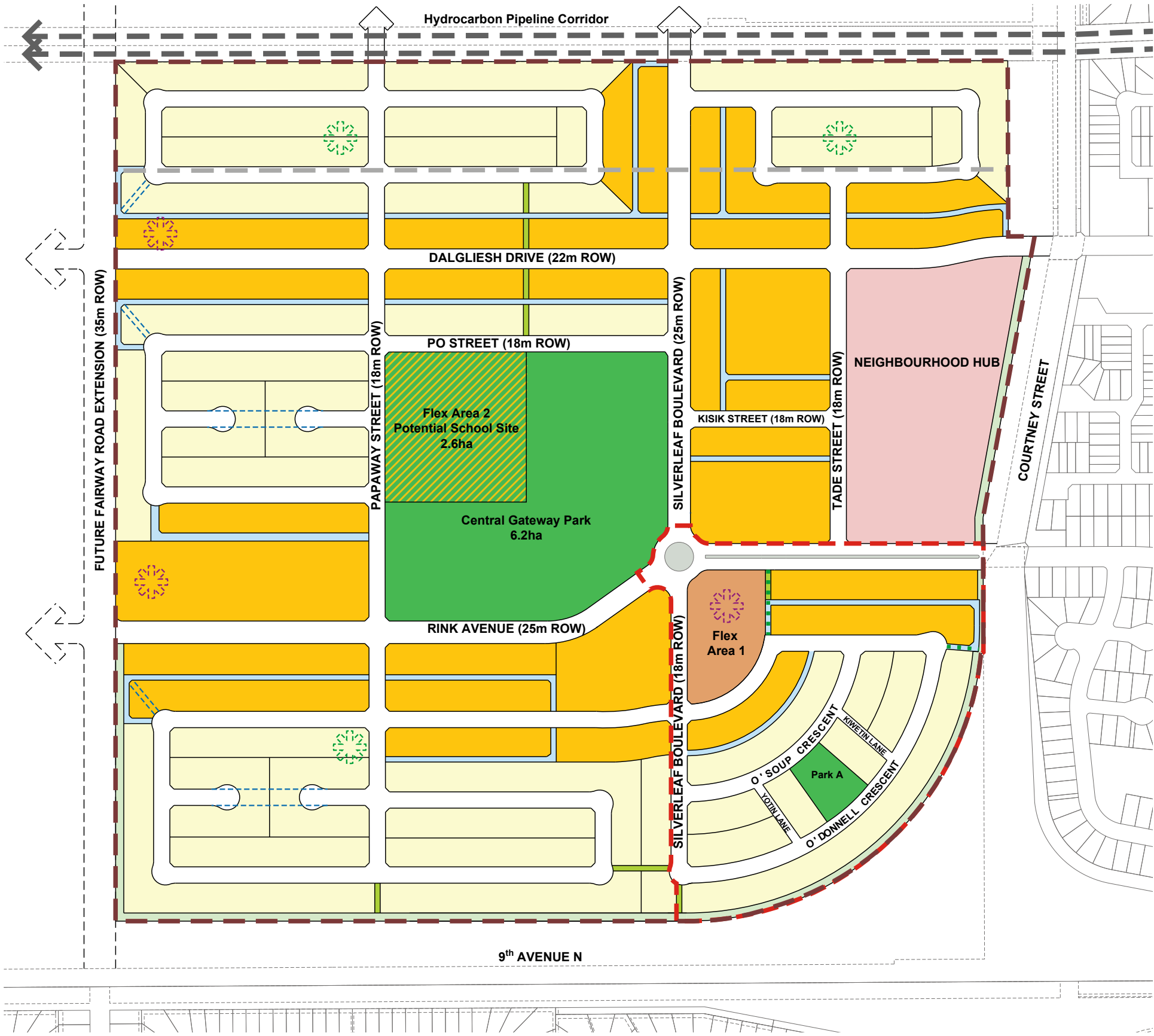
Potential Road or Lane

Coopertown Concept Plan Boundary

Approved Subdivision Plan Boundary Under Construction

Coopertown Concept Plan - Option 1

Non-Binding Demonstration Plan



Non-Binding Demonstration Land Use Plan										
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Land Use Category	Ha	%	U/Ha		Units		Pp/Unit	Pop		Ppl/Ha
Low Density Units	29.15	32.3%	22.5	to 27.5	656	to 802	2.7	1,771	to 2,165	61 to 74
Medium Density Units	22.51	24.9%	47.5	to 52.5	1,069	to 1,182	2.5	2,673	to 2,955	119 to 131
Neighbourhood Hub - Commercial	2.55	2.8%								
Neighbourhood Hub - Residential	2.55	2.8%	75.0	to 125.0	191	to 319	1.8	344	to 574	135 to 225
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Flex Area 2 - Residential / School / Park	2.60	2.9%	0.0	to 25.0	0	to 65	2.7	0	to 175	0 to 68
Municipal Reserve	6.63	7.3%								
Municipal Buffer	1.60	1.8%								
Potential Walkway	0.18	0.2%								
Potential Lane	2.52	2.8%								
Roads	18.93	21.0%								
Concept Plan Area	90.34 hectares	100.0%			2,000 to 2,478 units			4,938 to 6,068 people		55 to 67 people per hectare

Low Density Residential Frontages - 8349.93 m

Medium Density Residential Frontages - 4669.91 m



1:5,000

0100200300metre

Low Density Residential

Medium Density Residential

Neighbourhood Hub

Flex Area 1

Flex Area 2

Municipal Reserve

Municipal Buffer

Potential Municipal Reserve Parks

Potential Mixed-Use Node (Local Commercial, Residential, Office)

Hydrocarbon Pipeline Corridor

120m 1 in 1 Million Risk Contour from Pipeline Corridor

Potential Lane

Potential Municipal Walkway

Walkway [*Denotes area municipal walkway required if potential lane not installed]

Existing Legal Line

Existing ROW

Potential Road or Lane

Coopertown Concept Plan Boundary

Approved Subdivision Plan Boundary Under Construction

Coopertown Concept Plan - Option 2

Non-Binding Demonstration Plan

20 May 2026