

Attachment 2 - Parkland Dedication Calculation 3930 & 3960 Riverside Drive

*Values based on December 2022 Hobin Site Plan and AOV Draft Plan of Subdivision.

*Using Bill 23, More Homes Built Faster Act, 2022.

Parkland for Low-Rise Residential		
Townhouses	53	
Singles	24	
Total Dwellings	77	
Total Gross Area	6.169 ha	Total site area less Environmental Protection lands.
Total Net Area	2.244 ha	Area of property blocks containing towns and singles only.
Dwellings per Total Net Area	34.31	
Dwelling Units Dedication	0.128 ha	Rate: 1 hectare per 600 dwelling units, to a max 15% of Total Gross Area.
% of gross area	2.08%	

Parkland for Apartments		
Number of Units	589	Estimate from December 2022 Hobin Site Plan and Design Brief.
Total Gross Area	1.684 ha	Area of Apartment Blocks and 50% of adjacent road network.
Total Net Area	1.319 ha	Area of the Apartment Blocks (38-41) on Draft Plan of Subdivision.
Apartment Dedication	0.132 ha	Rate: 1 hectare per 600 dwelling units, to a max of 10% of the Total Gross Area.
% of gross area	7.83%	

Total Parkland Dedication	0.260 ha	
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*Based on December 2022 AOV Draft Plan of Subdivision.

Parcel	SQ.M.	Hectares
Total Land Area	81,581	8.158 ha
Single Family	10,219	1.022 ha
Townhomes	12,221	1.222 ha
Apartments	13,192	1.319 ha
Park (accepted)	3,851	0.385 ha
Park (proposed)	4,822	0.482 ha
Environmental	19,892	1.989 ha
Streets	15,663	1.566 ha
Widening	386	0.039 ha
Embankment	1,335	0.134 ha