

Team 1: Market Driven Approach

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Vision

The community of Pine Creek Villages will be a place both to live and work, with a vibrant mix of housing and employment opportunities, and a diversity of economic and cultural backgrounds. The community will create linkages with the greater City and the surrounding natural environment, using the principles of sustainability as a foundation to guide development.



Design

- Walkway on each side of street (one is paved, one is dirt)
- House orientation for passive solar energy
- Energy efficient home
- Lower speed/safer roads with on-street parking
- Marked crosswalks with clear traffic signage
- Variety of lot sizes, including spacious yards for "estate" homes (70'x60')

Objectives

- Transit Efficiency and Pedestrian oriented/walkable streets
- Environmental protection – creating amenity
- Good split between single-detached/multi-unit live-work/employment centre
- Sense of community – human scale development, boulevards and street trees, neighbourhood nodes



	Location	Size of the site	Access to transit	Transit
Access to transit	100% City Centre Close to Main St Hospital	100% City Centre Close to Main St Hospital	100% City Centre Close to Main St Hospital	100% City Centre Close to Main St Hospital
	100% City Centre Close to Main St Hospital	100% City Centre Close to Main St Hospital	100% City Centre Close to Main St Hospital	100% City Centre Close to Main St Hospital
Employment	100% City Centre Close to Main St Hospital	100% City Centre Close to Main St Hospital	100% City Centre Close to Main St Hospital	100% City Centre Close to Main St Hospital
	100% City Centre Close to Main St Hospital	100% City Centre Close to Main St Hospital	100% City Centre Close to Main St Hospital	100% City Centre Close to Main St Hospital
Land	100% City Centre Close to Main St Hospital	100% City Centre Close to Main St Hospital	100% City Centre Close to Main St Hospital	100% City Centre Close to Main St Hospital
	100% City Centre Close to Main St Hospital	100% City Centre Close to Main St Hospital	100% City Centre Close to Main St Hospital	100% City Centre Close to Main St Hospital

Pine Creek Villages: vision & concept

## Housing

Retail	75
Office	25
Other Land Requirements (EMS, Fire, Police etc.)	23
<b>Total Land Available for Housing</b>	<b>1,795</b>

## Land Required for Community Services

MR Requirements	Land Needed (Acres)
Elementary Schools (CBE)	120
Elementary Schools (CCBE)	45
Elementary/Junior High Schools (CCBE)	36
Joint Use Elementary & Elem/Junior Schools	---
Junior High Schools (CBE)	60
<b>Total MR School Requirements</b>	<b>261</b>
Community Centres	24
<b>Total Requirements for MR</b>	<b>285</b>
Land Available for Public Open Space	24
<b>Other Land Requirements</b>	
High Schools	40
Library	2
Fire/EMS	4
Police	3
Tri-services	3
Medical Clinics	9
LRT Parking	9
LRT Station	2
<b>Total Other Land Requirements</b>	<b>63</b>

## Net Density Land Requirements

	10% Multi-Family	90% Single Family
Units	2,470	22,334
Density	50 upa	12 upa
Required Acres	57	1,861
<b>Total</b>		<b>1918 Acres</b>



## Community Layout



- Mix of uses
- Focal point is LRT and Employment Centre
- Residential integration into Park area and Employment Centre
- Higher densities concentrated around LRT
- Neighbourhood located in close proximity to transit

## Neighbourhood Layout



- Closer look at neighbourhood, schools and retail
- Link pathway system to school and neighbourhood nodes
- Main street pedestrian focused with retail
- Street layout emphasizes cluster housing

# Pine Creek Villages: neighbourhood

# Pine Creek Villages Projections

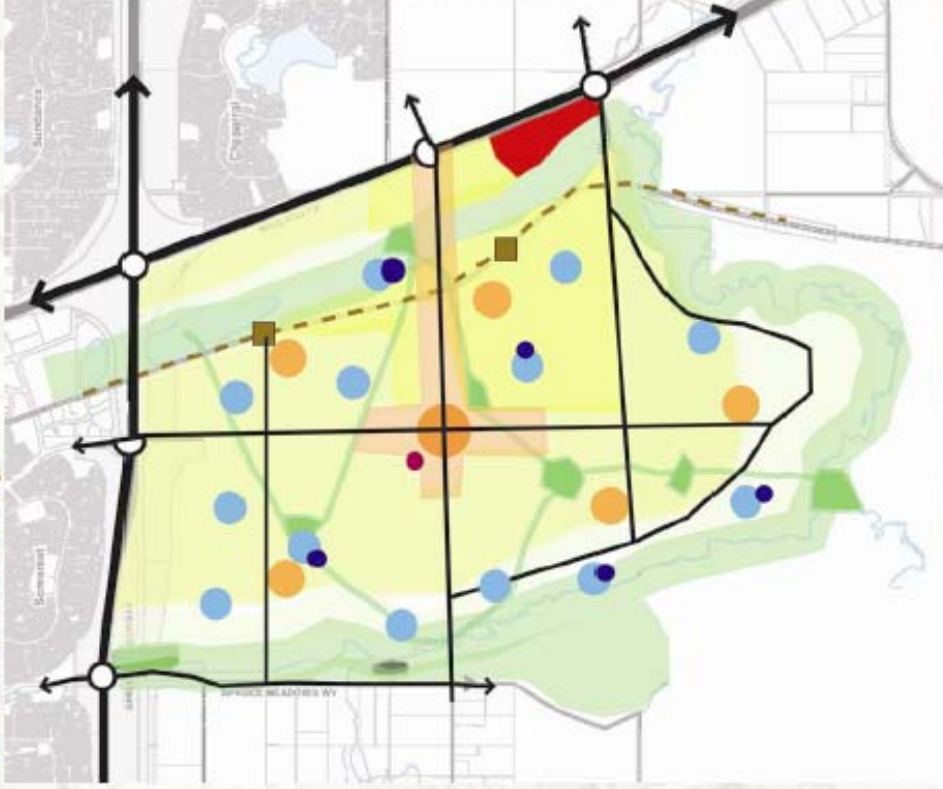
Total Area (Acres)	3,600
Environmental Reserve	397
Creek	75
High School	40
Total	512
Developable Gross Land	3,088
Municipal Reserve (10%)	309
Transportation (27%)	834
Total	1,143
Net Developable Land	1,945
Net Density Land Requirements	1,318
Land Not Yet Allocated (potential park space)	27

## Required Land for Retail Nodes & Employment Centre

	Retail (/sq. 20 ac)	Employment Centre
Community Neighbourhood Node (50,000)	75	25
Creek	2	
Total	73	
Allocated for Community Nodes	43.0	
Allocated for Neighbourhood Nodes	29.2	
Each Community Node (regional nodes)	7.3	
Each Neighbourhood Node (its regional nodes)	1.6	
Each Community Node (regional), 1 (regional)	6.8, 0.8	
0.6 @ 0.6 ac, with 0.6 ac removed from 7.3		



# land use concept



# Pine Creek Villages: land use

