

# The Ponds: Proposed Land Use Shifts

- Proposed growth node - The Ponds

Retain residential land use

OCP 2030 Future Land Use Designations

Commercial

Education / Institutional

Future Urban Reserve

Multiple Unit Residential (Cluster Housing)

Multiple Unit Residential (Medium Density)

Multiple Unit Residential (Low Density)

Major Park and Open Space

Public Service Utilities

Resource Protection

Single / Two Unit Residential

Single / Two Unit Residential - Hillside
- A detailed map of 'The Ponds' area showing proposed land use shifts. The map features a black outline defining the 'Proposed growth node - The Ponds'. Within this area, various land use designations are shown: 'South Gordon Village Centre' is marked in red (Commercial); 'The Ponds Community Park' is in green (Major Park and Open Space); and several residential areas are designated as 'Multiple Unit Residential (Medium Density)' in yellow, 'Multiple Unit Residential (Low Density)' in light yellow, and 'Single / Two Unit Residential' in light green. A large area is designated as 'Resource Protection' in light green. Roads labeled include STEELE RD, FROST RD, GORDON DR, CLARANCE AVE, POND SA VE, and FAWN RUN DR. A north arrow is located in the top right corner.
- | The Ponds Land Use Considerations Summary |  |                             |                                      |
|---|--|-----------------------------|--------------------------------------|
| Units Built Today<br>(Estimate)           | Future Growth (per<br>Growth Scenario) | Total Projected<br>Capacity | Estimated Number of Units<br>Removed |
| 297 units                                 | 600-800 units                          | 900-1100 units              | 0 units                              |