



Proposed Land Use w/ Draft Plan of Subdivision Extent

- Site Boundary
- Draft Plan of Subdivision
- Future Phases
- Yarrow Woonerf

DPS	Future Phase	Proposed Land Use Designations	Area (ha)
		Mixed-Use (Residential, Office, Retail, Community Use)	22.518
		Open Space	3.175
		Park	4.911
		Lab/Office/Utility	6.671
		Transit Station	0.608
		Public Right-of-Way	11.245
TOTAL:			49.129

Site Statistics

Residential Units	9,000
Retail GFA	7,900m ²
Office/Laboratory GFA	93,723m ²
Community/School GFA	50,775m ²
Students	3,200m ²

- Notes:
- Proposed road pattern by Arcadis IBI Group, July 2024.
 - Parkland dedication discussions with the City are ongoing.
 - Site statistics are estimates and may change as the project evolves.

Location
TUNNEY'S PASTURE

Date: 2026-03-11 | Drafted By: SD

