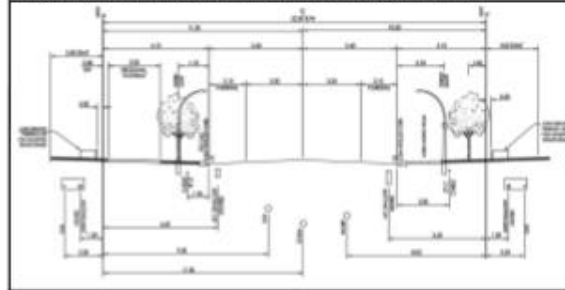


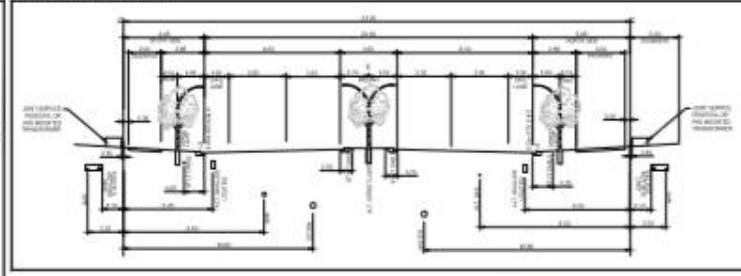
### Proposed Outline Plan

**CROSS-SECTIONS**

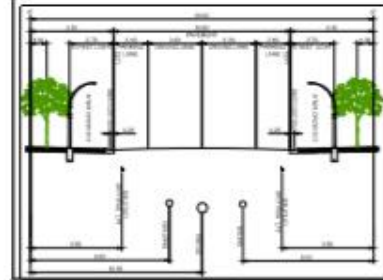
A-A: SORA PASSAGE: MODIFIED COLLECTOR 22.00m R/W, 10.80m ROAD  
PARKING BOTH SIDE, NO BIKE LANES AND REGIONAL PATHWAY



B-B: SORA GATE: MODIFIED PRIMARY COLLECTOR 31.00m R/W, 2x6.30m ROAD  
(no parking on both sides)



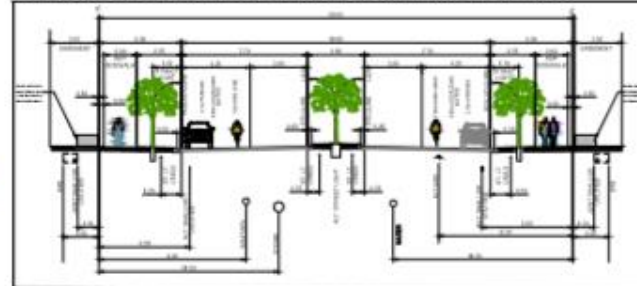
C-C: SORA BOULEVARD: COLLECTOR 21.00m R/W, 10.80m ROAD



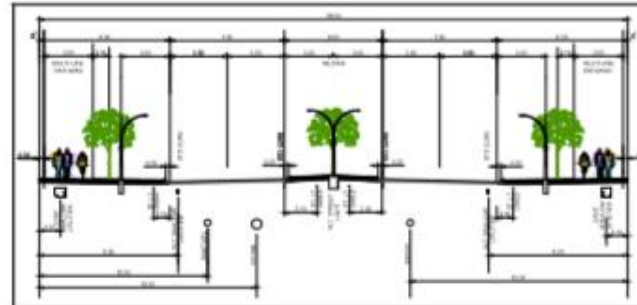
D-D: SORA BOULEVARD: COLLECTOR 25.20m R/W, 15.00m ROAD



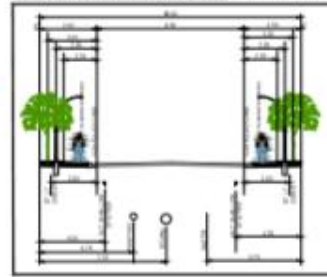
E-E: SORA BOULEVARD: PRIMARY COLLECTOR 29.00m R/W, 2x7.70m ROAD



F-F: 104 Street SE: ARTERIAL 36.00m R/W, 2x9.50m ROAD



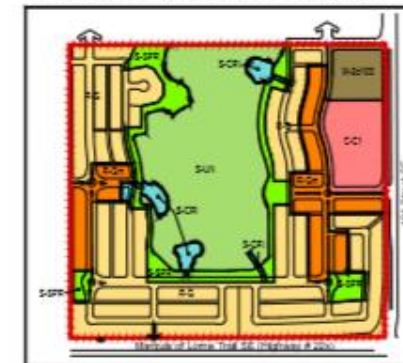
G-G: RESIDENTIAL STREET 9.00m / 16.00m RW - LANED



**CONTEXT MAP WITHIN ASP**



**LAND USE REDESIGNATION MAP**



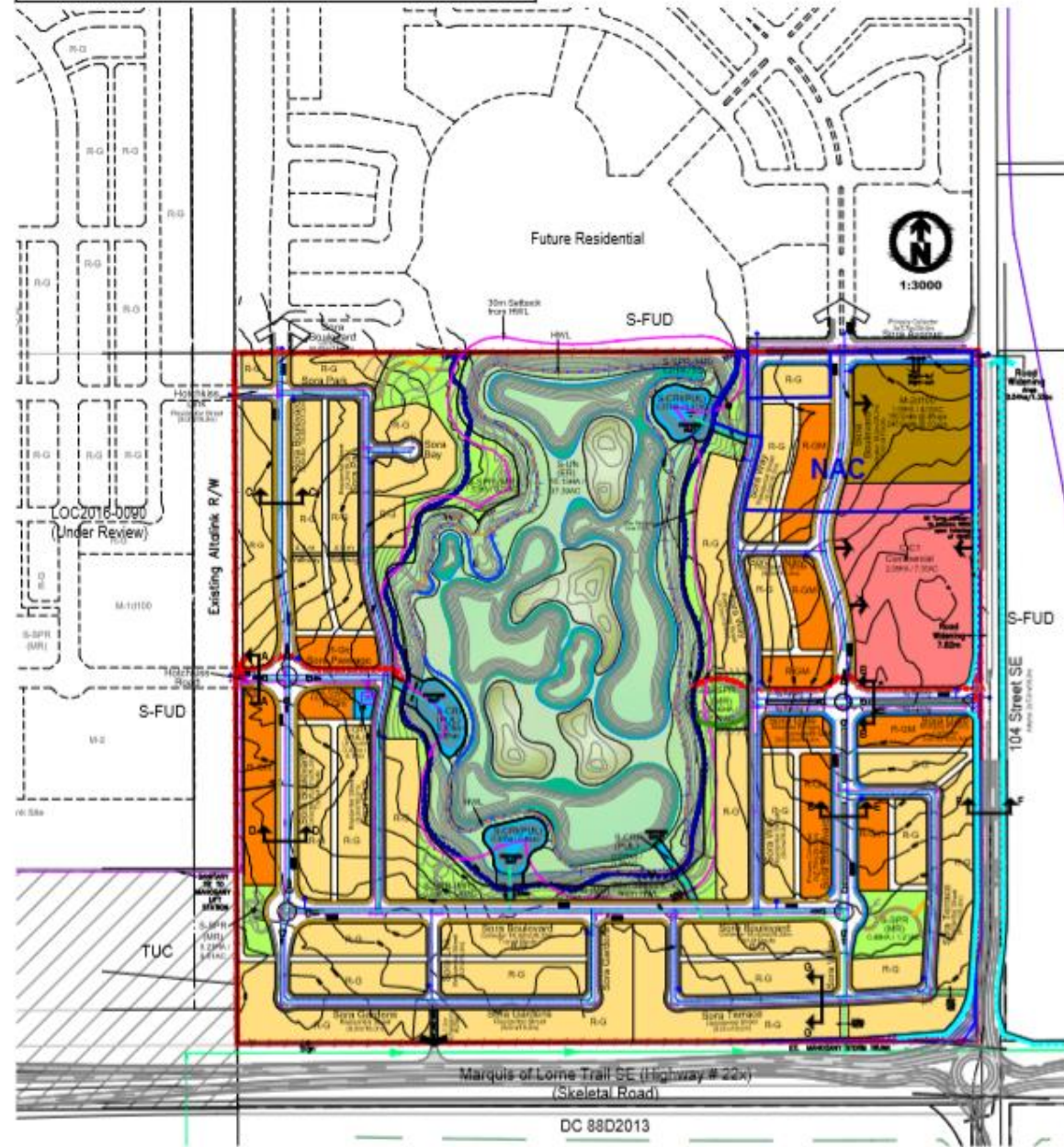
FROM	TO	hectares	area
S-FUD	R-G	28.28	63.98
S-FUD	R-40a	6.80	14.92
S-FUD	R-2	2.18	4.79
S-FUD	S-CPD	8.98	19.78
S-FUD	S-CPB	1.28	2.79
S-FUD	S-CPD	15.12	33.26
<b>TOTAL AREA</b>		<b>68.72</b>	<b>150.72</b>

Baris Ownership	Percentage (%)	hectares	area
<b>TOTAL AREA</b>		<b>68.72</b>	<b>150.72</b>
S-CPD 50% Industrial & Retail Area	10.13	21.28	46.72
Green Development Area for Density	46.34	100.31	220.75
CLC1 COMMUNITY COMMERCIAL	2.98	6.58	14.42
<b>RESIDENTIAL AREA</b>		<b>39.01</b>	<b>85.82</b>
<b>R-40a Low Density General</b>		<b>4.95</b>	<b>10.92</b>
Anticipated # of lots based on an average lot width of 9.2x15.38			211 units
Maximum # of lots based on an average lot width of 6.0x15.75			242 units
<b>R-2 Low Density General Modified</b>		<b>1.28</b>	<b>2.79</b>
Anticipated # of lots based on an average lot width of 7.1x13.25			162 units
Maximum # of lots based on an average lot width of 5.0x15.48			226 units
<b>MULTI-USE Medium Density Residential</b>		<b>1.98</b>	<b>4.38</b>
Anticipated # of units @ 40/acre			79 units
Maximum # of units @ 50/acre			99 units
<b>Anticipated Number of Units</b>			<b>582 units</b>
<b>Maximum Number of Units</b>			<b>1002 units</b>
<b>Anticipated Density</b>			<b>21.2 uph</b>
<b>Maximum Density</b>			<b>33.7 uph</b>
<b>S-CPD MUNICIPAL RESERVES</b>		<b>4.48</b>	<b>9.88</b>
Control Open Space and Natural Area		1.75	3.82
Recreation/Open Parks		2.73	5.96
<b>ROADS AREA</b>		<b>12.67</b>	<b>27.80</b>
10m Street Right of Way		0.50	1.01
Modified Primary Collector with Regional Pathway (24.3m x 10.8m)		0.77	1.67
Primary Collector (2x7.70m R/W)		1.11	2.44
Collector (10.8x10.8m)		3.22	7.08
Collector (10.8x11.5x11.5m)		0.98	2.13
Residential (2x16.0m)		4.89	10.68
Local (2m)		1.28	2.79
<b>LOCAL &amp; TRUNK RETENTION FACILITIES</b>		<b>1.28</b>	<b>2.79</b>
Footway		1.28	2.79
<b>TOTAL</b>		<b>0.19</b>	<b>0.42</b>

**Legend:**

- Outline Plan Boundary
- Control Interval 1.0m
- Separate Sidewalk 2.0m
- Stone Sidewalk 1.0m
- Stone Sidewalk 2.0m
- Regional Pathway 3.0m
- Multiroute Pathway 3.0m
- Green Corridor 3.5m Pathway
- Local Pathway 2.5m
- Local Pathway 3.0m
- Bus Ped Location
- High Water Level (HWL)
- 30m Setback from HWL
- Deep Swales - Channel
- Storm Sewer Manhole
- Sanitary Sewer Manhole
- Water Main Hydrant

**Note:** All lines are 7.0m wide unless otherwise noted.



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client:  
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CORPORATION

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Stantec  
HAB-TECH CONSULTANTS  
L.A. West

revisions:

no.	date	description
1	9-May-2016	Pre-app
2	17-May-2016	Submission
3	27-Jan-2017	OT100 Comments
4	12-May-2017	OT100 Comments
5	06-Apr-2018	OT100 Comments
6	11-Apr-2019	OT100 Comments
7		
8		
9		

location map:

SCALE: 1:3000

municipal address:  
16866 104 Street SE

legal description:  
SE1/4 Sec26-Twp22-Rge29-W4M

file description:  
SPP-400: PE2015-00142  
LUC: LOC2016-0115  
Bylaw no.: \_\_\_\_\_

file info:  
project no.: 1001  
drawn by: \_\_\_\_\_  
start date: May 4, 2016  
current date: November 28, 2016

protect:  
**Sora**  
sheet title: Outline Plan & Land Use Redesignation

exhibit no.: **1**