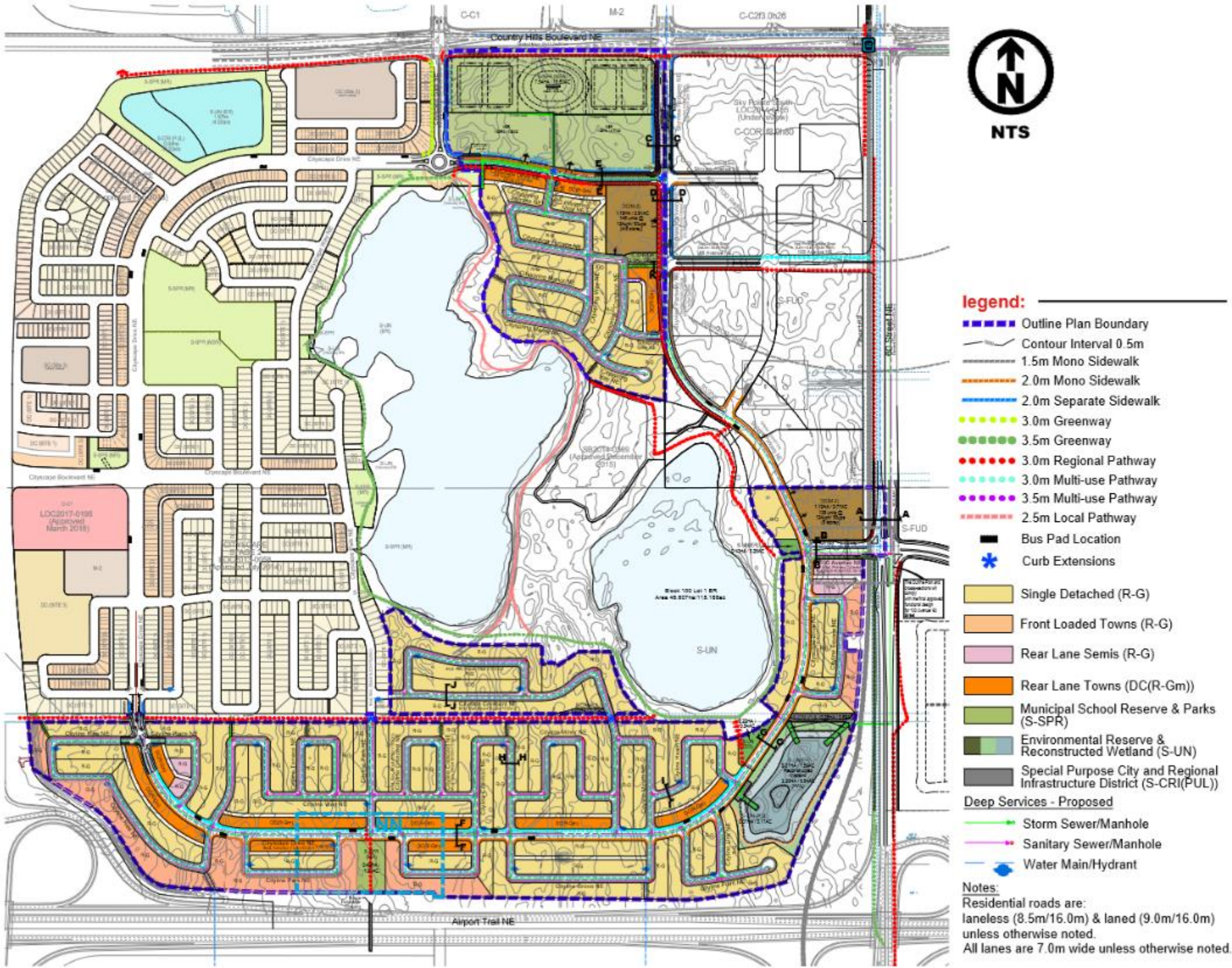


Proposed Outline Plan



client:



sub-consultant:

URBANSYSTEMS



revisions:

no:	date:	description:
1	13-Nov-2018	Submission
2	29-May-2019	DTR#1 Submission
3	09-Sept-2019	DTR#2 Submission
4	17-Oct-2019	DTR#3 Submission

location map:



* Subject Site

municipal address:

5051 & 5555 County Hills Blvd. NE
& 10011 52 Street NE

legal description:

Portion of Sec 22& Sec 23-25-29-W4

file description:

pre-app:	PE2018-01483
LOC:	LOC2018-0249
bylaw no.:	--
file info:	
project no.:	C1448d
drawn by:	es
start date:	2017
current date:	Nov 08, 2019
project:	



Proposed Outline Plan

OUTLINE PLAN STATISTICS

OUTLINE PLAN STATISTICS					
	frontage (m)	lot width/ unit per acre	hectares	acres	no. of units of GDA
TOTAL AREA			74.66	184.49	
Less Environmental Reserve (S-UN (ER))			0.32	0.79	8.53
Less Reconstructed Wetland (S-UN(ER))			3.13	7.73	
GROSS DEVELOPABLE AREA (GDA)			71.21	175.96	100.0%
RESIDENTIAL			42.07	103.96	59.1%
LOW DENSITY MIXED HOUSING DISTRICT			39.77	98.27	58.2%
Single Detached Dwellings (R-G)					
Minimum/Anticipated number of lots based on average lot width 12.20 m	11437	12.20	31.85	78.21	937
Maximum number of lots based on average lot width 6.00 m		6.00			1906
Front Loaded Townhomes (R-G)					
Minimum/Anticipated number of lots based on average lot width 7.00m	1136	7.00	4.00	9.88	162
Maximum number of lots based on average lot width 5.00 m		5.00			227
Rear Lane Townhomes (DC(R-Gm))					
Minimum/Anticipated number of lots based on average lot width 7.00m	1616	7.00	3.47	8.57	230
Maximum number of lots based on average lot width 5.00 m		5.00			323
Rear Lane Semis (R-G)					
Minimum/Anticipated number of lots based on average lot width 7.00 m	218	7.00	0.65	1.61	31
Maximum number of lots based on average lot width 5.00 m		5.00			43
MULTI-RESIDENTIAL - HIGH DENSITY LOW RISE DISTRICT					
Condominium Apartments DC(M-2)			2.30	5.68	3.2%
Minimum / Anticipated number of units based on 124uph / 50 upa (by bylaw)			124	2.30	5.68
Maximum number of units based on 210 uph / 85 upa					483
Total Number of Lots	14407	210			
Minimum / Anticipated					1645
Maximum					2982
Density Range					
Minimum / Anticipated			23.1 uph		9.3 upa
Maximum			41.9 uph		16.9 upa
SPECIAL PURPOSE SCHOOL, PARK AND COMMUNITY RESERVE DISTRICT (S-SPR)			8.15	20.14	11.4%
JUS (MSR)			7.54	18.63	
Parks (MR)			0.61	1.51	
PUBLIC UTILITY LOTS AND ROADS (S-CRI (PUL))			20.99	51.87	29.5%
Public Utility Lots			0.42	1.04	0.6%
Roads and Lanes			20.57	50.83	28.9%
Widening of Divided Major (2x11.70m/51.00m) - Country Hills Boulevard NE Modified Arterial (10.50m + 8.00m/46.00m (portion) Half of Modified Primary Collector (2x6.80m/31.24m) - Skyview Parkway NE Mod. Primary Collector (6.60+8.90m/35.15m) with Greenway - 100 Avenue NE Mod. Primary Collector (2x6.80/28.00m) Skyview Parkway NE Mod. Primary Collector (11.10/22.30m) - Cityscape Drive NE Mod. Collector (10.80m/22.00m) - Cityscape Drive NE Collector (10.80m/21.00m) - Cityscape Drive NE Residential Street No Rear Lane (8.50m/16.00m) & Residential Street with Rear Lane (9.00m/16.00m) Mod Residential Street (8.50m/15.50m) 5.0m ROW & Lanes 7.00m					

PROPOSED LAND USE REDESIGNATION - KEY MAP



SUMMARY - PROPOSED LAND USE REDESIGNATION

	ha	ac
R-G	50.87	125.70
DC(R-Gm)	6.50	16.06
DC(M-2)	3.42	8.44
S-SPR	9.38	23.18
S-UN	1.15	2.84
S-CRI	0.51	1.26
TOTAL	71.83	177.50

EXISTING LAND USE - KEY MAP

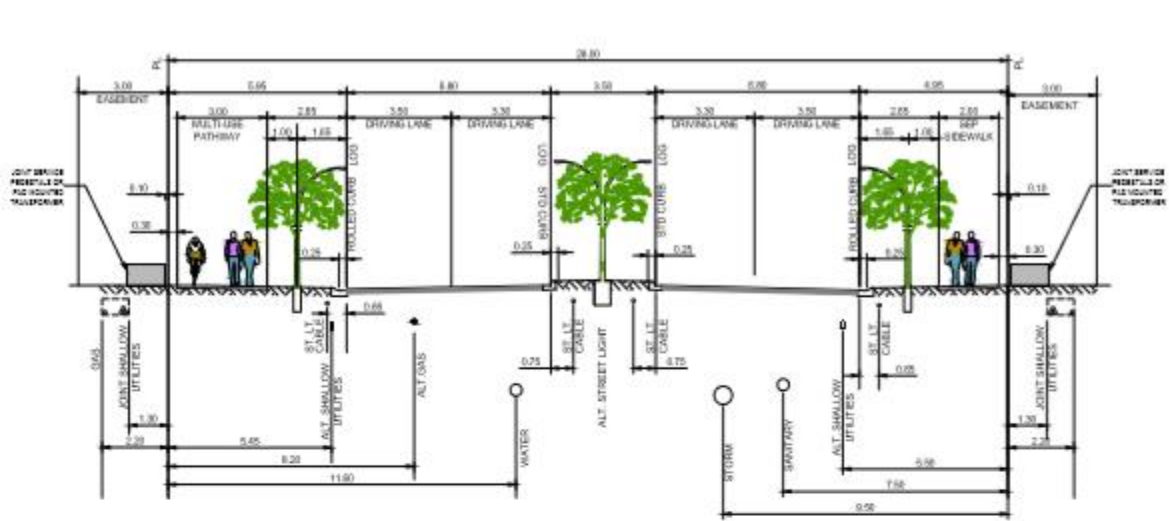


LAND USE REDESIGNATION

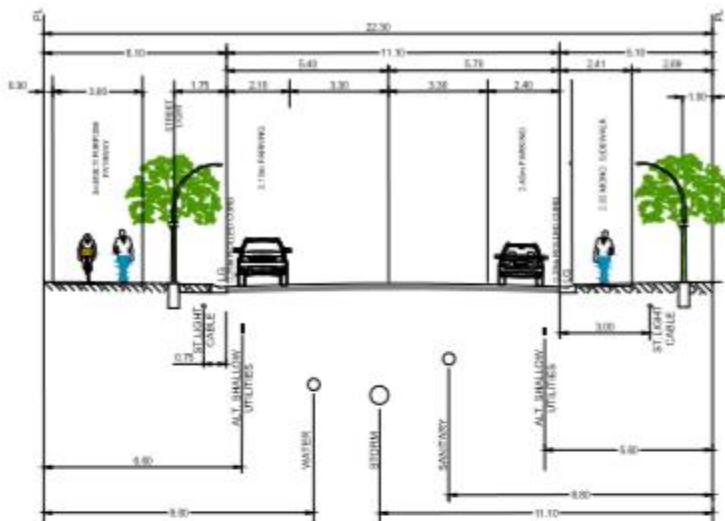
	FROM	TO	HA	AC
1	R-1N	R-G	26.52	65.53
	R-1N	DC(R-Gm)	3.73	9.22
	R-1N	S-CRI	0.12	0.30
	R-1N	S-SPR	0.55	1.36
	R-1N	S-UN	0.39	0.96
2	R-2M	DC(R-Gm)	0.26	0.64
	R-2M	R-G	2.95	7.29
	R-2M	S-UN	0.06	0.15
3	DC8322007 site 3	DC(R-Gm)	0.91	2.25
	DC8322007 site 3	R-G	1.2	2.97
4	R-2	R-G	1.14	2.82
5	R-1	R-G	4.57	11.29
	R-1	S-CRI	0.02	0.05
6	M-H2	S-SPR	8.71	21.52
	M-H2	DC(R-Gm)	0.25	0.62
7	M-1	R-G	2.95	7.29
	M-1	DC(M-2)	0.08	0.20
	M-1	S-CRI	0.26	0.64
	M-1	S-UN	0.35	0.86
	M-2	R-G	3.38	8.35
8	M-2	DC(R-Gm)	0.19	0.47
	S-SPR	R-G	4.45	11.00
	S-SPR	DC(M-2)	1.50	3.71
	S-SPR	DC(R-Gm)	0.78	1.93
	S-SPR	S-CRI	0.06	0.15
9	S-SPR	S-SPR	0.24	0.59
	S-UN	S-UN	2.43	6.00
	S-UN	S-CRI	0.05	0.12
	S-UN	R-G	0.34	0.84
	S-CRI	S-UN	0.35	0.86
11	S-CRI	R-G	0.47	1.16
	S-CRI	DC(R-Gm)	0.19	0.47
	S-FUD	R-G	2.9	7.17
12	S-FUD	DC(R-Gm)	0.19	0.47
	S-FUD	DC(M-2)	1.84	4.55
	S-FUD	S-SPR	0.12	0.30
TOTAL			74.50	184.09
LU (unchanged)			2.67	6.60
TOTAL LAND USE REDESIGNATION			71.83	177.50
OUTLINE PLAN BOUNDARY			74.66	184.49
ROADS			0.16	0.40
TOTAL LU REDESIGNATION			71.83	177.50



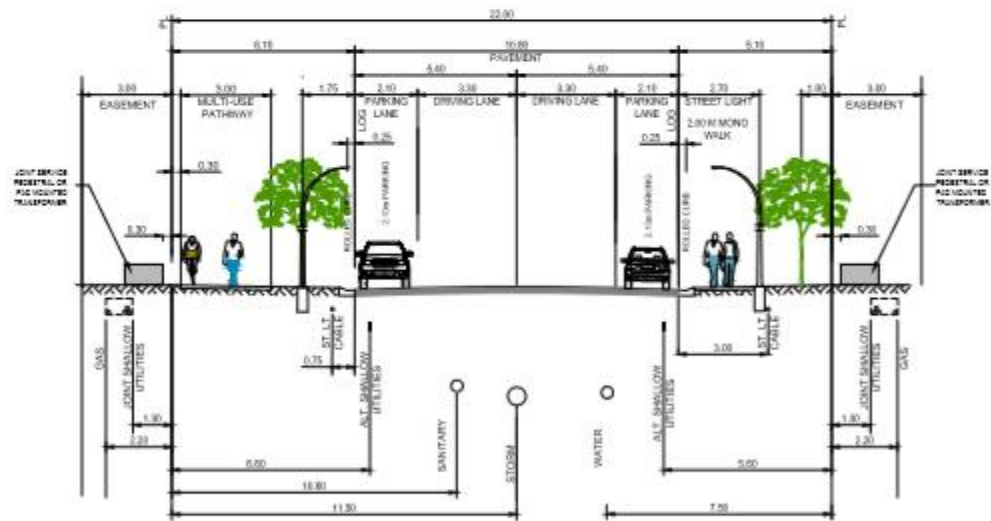
Proposed Outline Plan



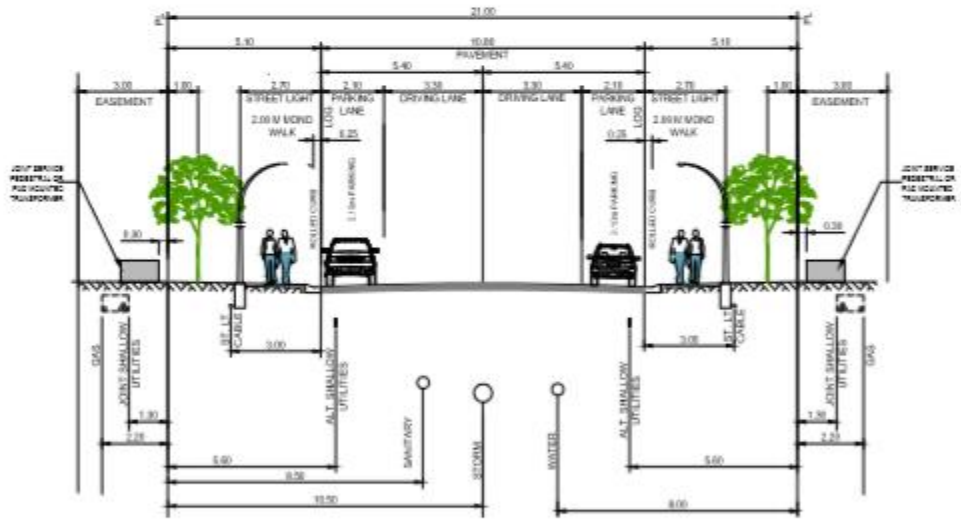
D-D: MODIFIED PRIMARY COLLECTOR STREET - 2x6.80m/28.00m
Four Driving Lanes (between Cityscape Drive SW & 108th Avenue NE)



E-E: MOD. COLLECTOR STREET - 11.10m/22.30m
Two Driving Lanes & Regional Pathway on South Side



F-F: COLLECTOR STREET - 10.8m/22.00m
Two Driving Lanes & Multi-Use Pathway

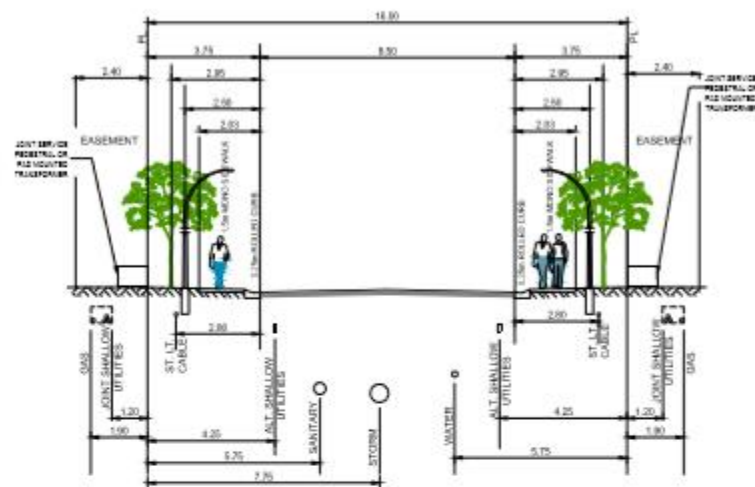


G-G: COLLECTOR STREET - 10.8m/21.00m
Two Driving Lanes

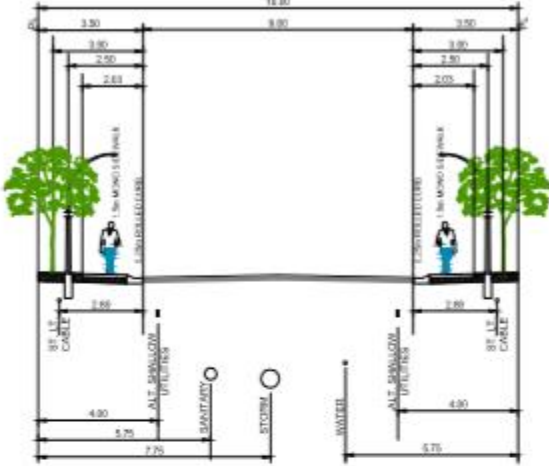


LOC2018-0249
Cross Sections 2-3

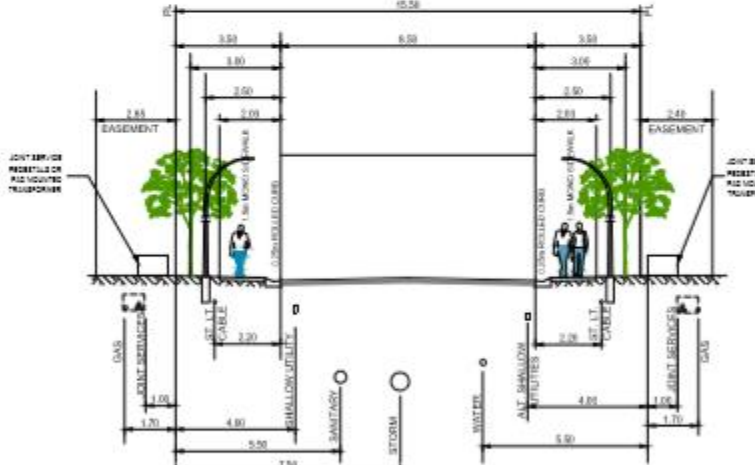
Proposed Outline Plan



**H-H: RESIDENTIAL STREET
8.50m/16.00m - No Rear Lane**



**I-I: RESIDENTIAL STREET
9.00m/16.00m - With Rear Lane**



**J-J: MODIFIED RESIDENTIAL STREET
8.50m/15.50m No Rear Lane**



**K-K: 5.0m
Road ROW**



**LOC2018-0249
Cross Sections 3-3**