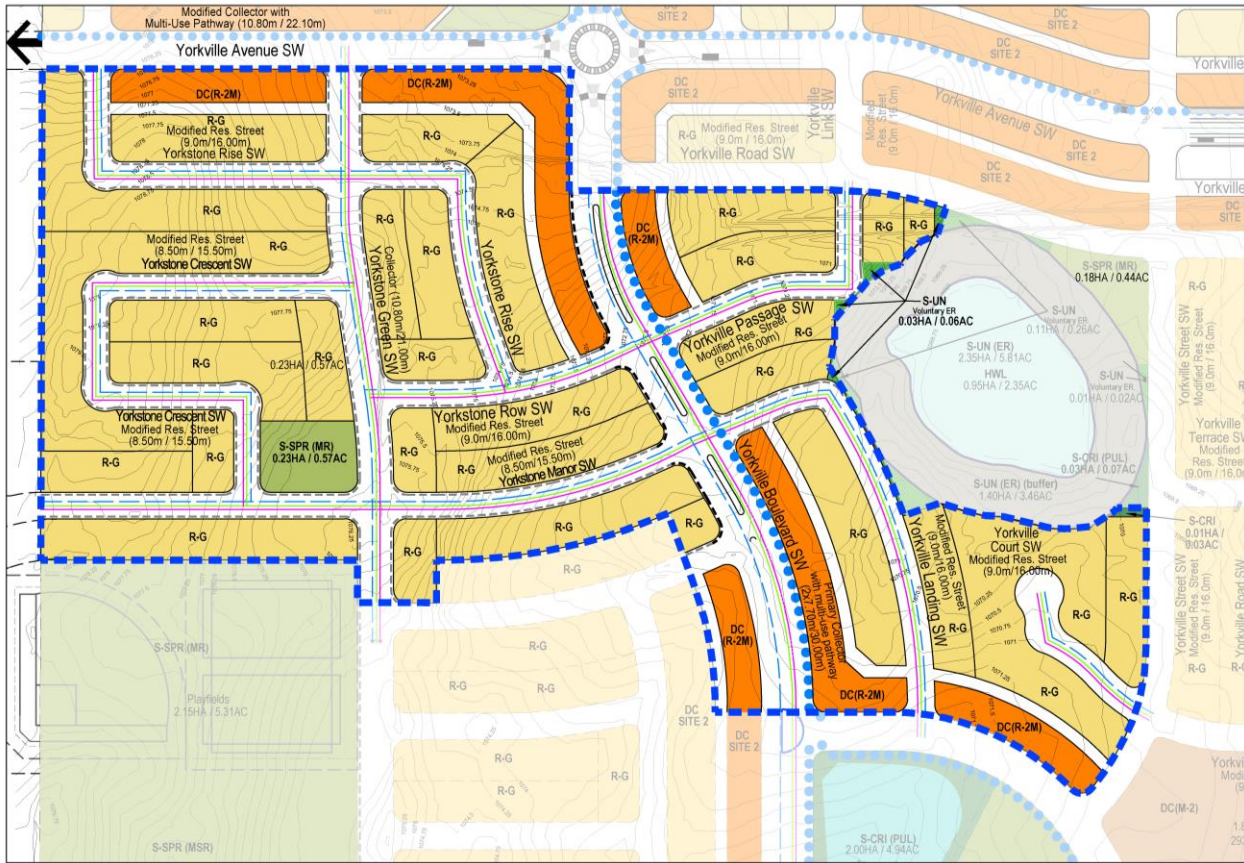


Proposed Outline Plan

PROPOSED YORKVILLE OUTLINE PLAN - LOC2019-0129



Legend:

- Outline Plan Boundary
- Contour Interval 0.5m
- 1.2m Mono Sidewalk
- 2.0m Separate Sidewalk
- 3.0m Multi-Use Pathway

Deep Services - Proposed

- Storm Sewer/Manhole
- Sanitary Sewer/Manhole
- Water Main/Hydrant

Notes:

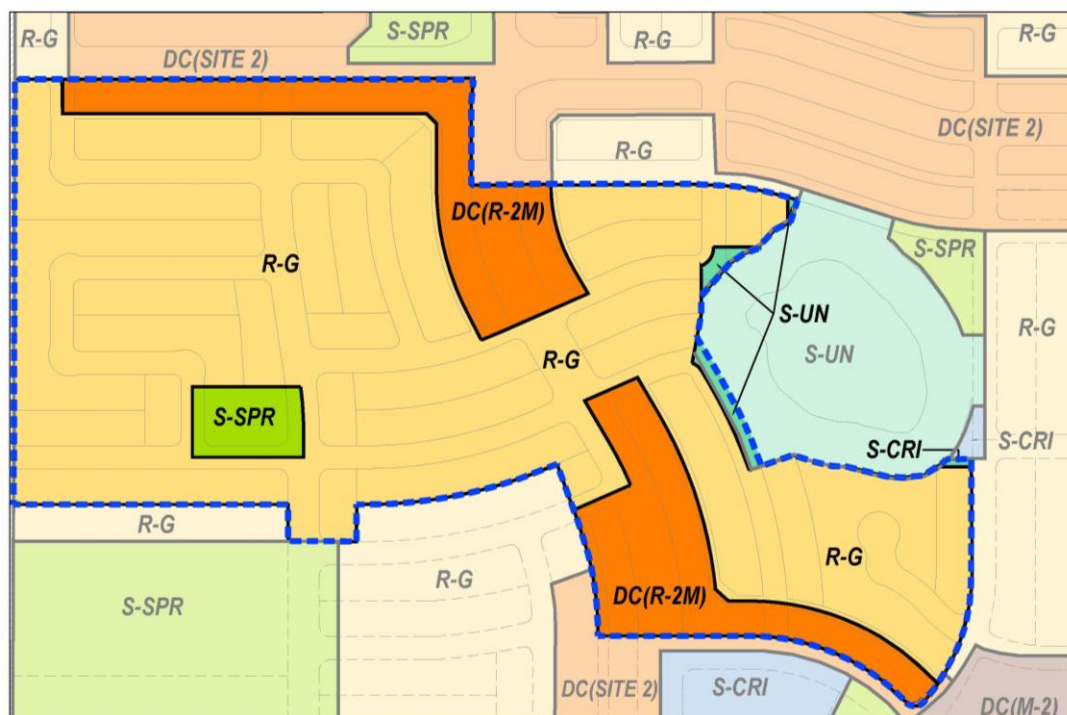
All lanes are 7.0m wide unless otherwise noted.



Proposed Outline Plan

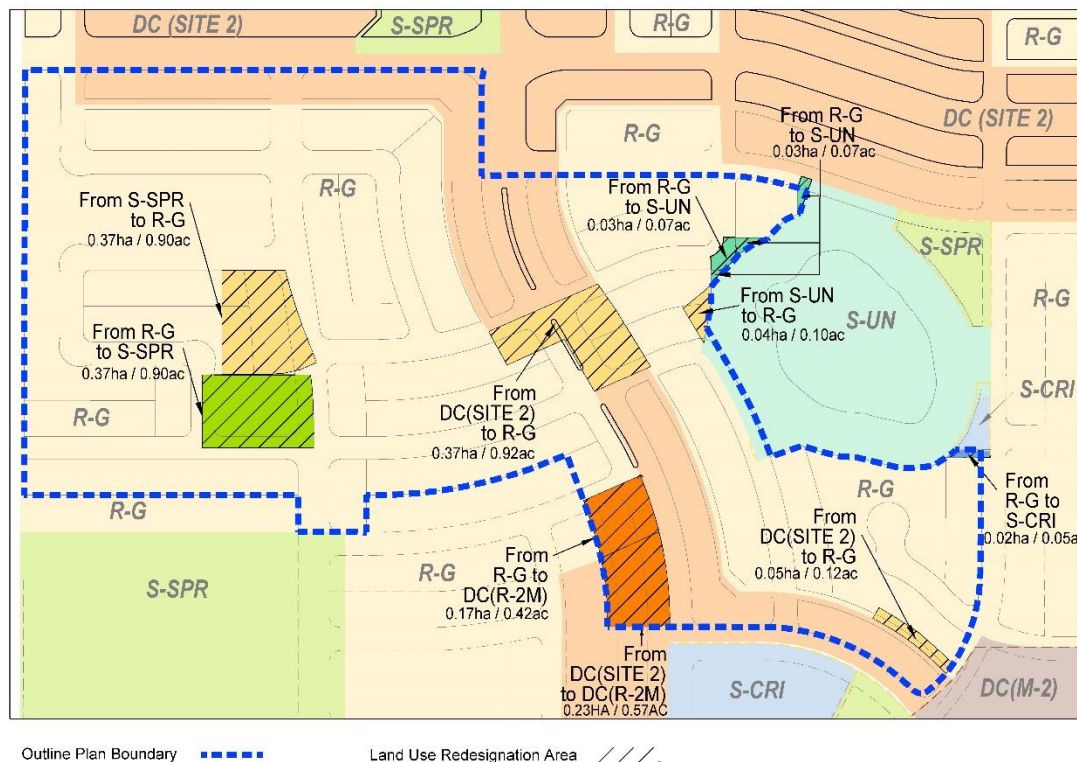
PROPOSED OUTLINE PLAN STATISTICS						
	frontage (m)	lot width (m)	hectares	acres	anti. no. of units	% of GDA
TOTAL AREA			15.54	38.40		
Less Environmental Reserve (S-UN (ER))			0.03	0.07		
GROSS DEVELOPABLE AREA (GDA)			15.51	38.33		100%
RESIDENTIAL			10.48	25.90		67.6%
<i>R-G Wide Shallow Single Family</i>	2406	12.20	6.70	16.56	197	43.2%
<i>R-G Laneless Townhomes</i>	238	6.86	0.68	1.68	34	4.4%
<i>R-G Laned Semi-detached</i>	460	7.31	1.26	3.11	62	8.1%
<i>DC (R-2M) Laned Townhomes/ Semis/ Rowhouses</i>	884	6.10	1.84	4.55	144	11.9%
Total Number of Lots	3988				437	
Density - Anticipated			28.2 uph		11.4 upa	
MUNICIPAL RESERVE (S-SPR)			0.23	0.57		1.5%
Neighbourhood Park			0.23	0.57		
PUBLIC UTILITY LOTS AND ROADS (S-CRI (PUL))			4.80	11.86		30.9%
Public Utility Lots			0.01	0.03		0.1%
Roads and Lanes			4.79	11.83		30.9%
<i>Primary Collector with Multi-use Pathway (2x7.70m/30.00m)</i> <i>Collector (10.80m/21.00m)</i> <i>Mod. Residential Street (8.50m/15.50m)</i> <i>Mod. Residential Street 9.00m/16.00m)</i> <i>Lanes 7.00m</i>						

PROPOSED LAND USE REDESIGNATION PLAN - LOC2019-0129



Proposed Outline Plan

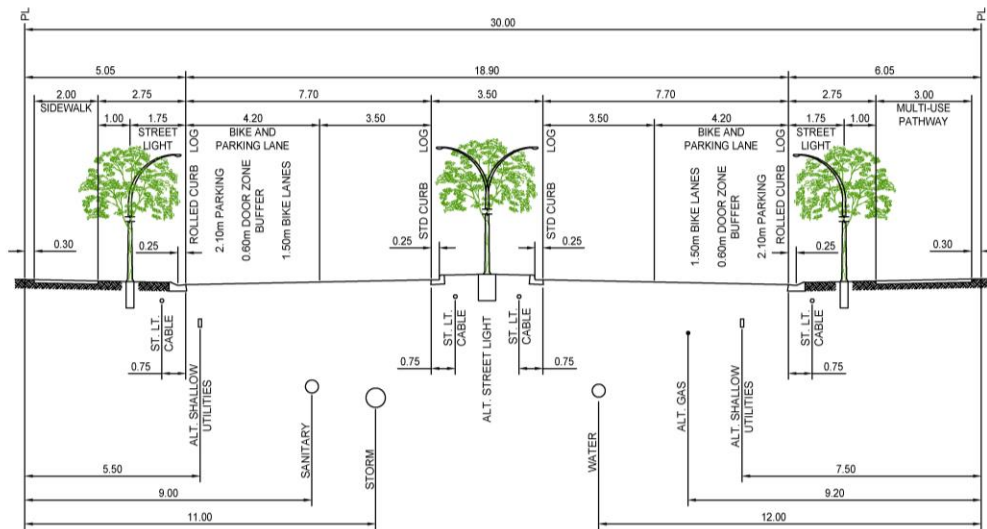
LAND USE SUMMARY



2019 - Dec 12 th			
LAND USE REDESIGNATION STATISTICS			
From	To	Hectares	Acres
R-G	DC (R-2M)	0.17	0.42
R-G	S-CRI	0.02	0.05
R-G	S-UN	0.06	0.15
R-G	S-SPR	0.37	0.91
DC (SITE 2)	R-G	0.42	1.04
DC (SITE 2)	DC (R-2M)	0.23	0.57
S-SPR	R-G	0.37	0.91
S-UN	R-G	0.04	0.10
TOTAL		1.68	4.15
SUMMARY			
R-G		0.83	2.05
DC (R-2M)		0.40	0.99
S-CRI		0.02	0.05
S-SPR		0.37	0.91
S-UN		0.06	0.14
TOTAL		1.68	4.15

Proposed Outline Plan

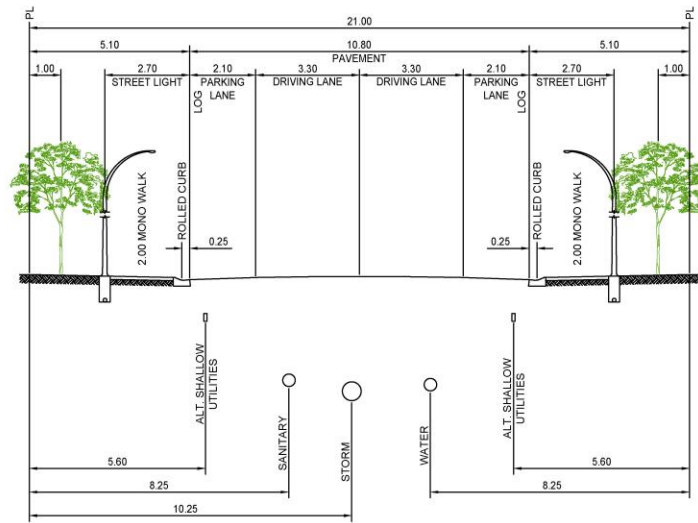
APPROVED CROSS SECTIONS (LOC2014-0023)



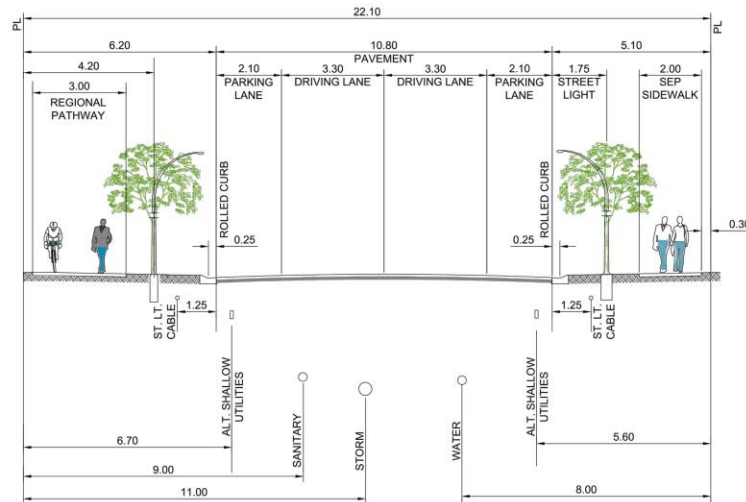
**CROSS SECTION: MODIFIED PRIMARY COLLECTOR with
MULTI-USE PATHWAY (2x7.70m/30.00m) nts**

Proposed Outline Plan

APPROVED CROSS SECTIONS (LOC2014-0023)



**CROSS SECTION: COLLECTOR STREET
(10.80m / 21.00m) nts**



**CROSS SECTION: MODIFIED COLLECTOR
(10.80m / 22.10m) nts**

The diagram illustrates a standard residential lot layout with dimensions and utility locations. The lot is 15.50 units wide and 7.50 units deep. The front boundary is 15.50 units wide, with 2.40 unit easements on both sides. The side boundaries are 7.50 units deep, with 0.20 unit setbacks from the front and rear boundaries. The rear boundary is 15.50 units wide, with 2.40 unit easements on both sides. The lot is divided into two symmetrical halves by a central 8.50 unit wide area. The central area contains a 1.50 unit wide mono-walk and a 0.25 unit wide rolled curb L.G. The side areas contain a 1.50 unit wide mono-walk and a 0.25 unit wide rolled curb L.G. The lot is divided into two symmetrical halves by a central 8.50 unit wide area. The side areas contain a 1.50 unit wide mono-walk and a 0.25 unit wide rolled curb L.G. The lot is divided into two symmetrical halves by a central 8.50 unit wide area. The side areas contain a 1.50 unit wide mono-walk and a 0.25 unit wide rolled curb L.G.

MONO-WALK WITH NO REAR LANE Rts

Diagram illustrating the layout and dimensions for a MONO-WALK WITH NO REAR LANE Rts. The diagram shows a cross-section of the road and adjacent areas, including the easement, curb, mono-walk, and various utilities.

Dimensions and Layout:

- Overall Width:** 16.00
- Lane Width:** 9.00
- Shoulder Width (each side):** 3.50
- EASEMENT:** 2.40
- Curbs:** 0.25 ROLLED CURB L.G. (each side)
- Mono-Walk Width (each side):** 1.50
- Joint Service Pedestal or Pad Mounted Transformer (Typically Installed on Sideyard of Lot):** 0.20
- Street Light Cable:** Indicated on both sides of the road.
- Utilities:**
 - ALT SHALLOW UTILITY (each side)
 - JOINT SERVICES (each side)
 - GAS (each side)
 - WATER (each side)
 - SAN (each side)
 - STORM (each side)
- Other Dimensions:**
 - 3.50, 3.00, 2.50, 2.03 (shoulder and curb details)
 - 2.80 (width of utility area)
 - 4.00 (width of utility area)
 - 5.75 (width of utility area)
 - 7.75 (total width of utility area)
 - 1.00 (width of joint services area)
 - 1.70 (width of joint services area)

Page 6 of 6