

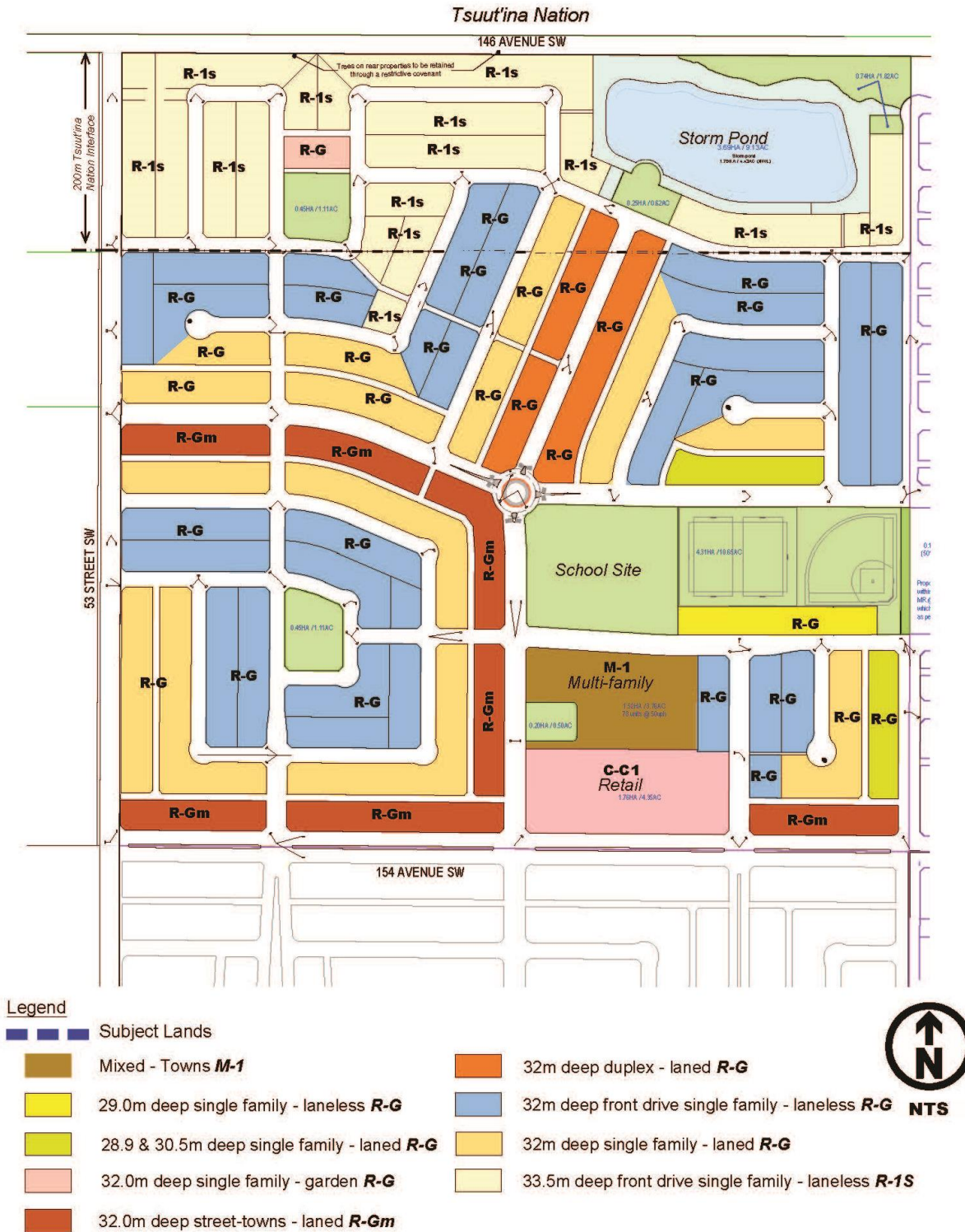
Proposed Outline Plan

OUTLINE PLAN STATISTICS									
13-Feb-20		land use	front m	# of units anticipated	# of units max	area ha		%	Anticipated population ppu
						acs			total
Total Ownership Area						64.57	159.55		
Gross Developable Area (GDA)						64.57	159.55	100%	
200m Tsuut'ina Nation Interface (for density calculation)						16.03	39.61		
Single Detached Dwellings	R-1S	1781	132	142	7.01	17.32	10.9%	3.3	435
laneless		1781	132	142	7.01	17.32			
Single/Semi Detached Dwellings	R-G	333	32	62	1.06	2.62	1.6%	3.3	62
laned		188	19	33	0.58	1.43			
laneless		145	13	29	0.48				
Total		2114	164	204	8.07	19.94			497
Density	Ant/ Minimum	10.23	uph	4.1	upa				
Density	Maximum	12.73	uph	5.2	upa				
INTENSITY only in 200m Tsuut'ina Nation Interface									
Total Population & Jobs									497
Population & Jobs/ Hectare									31
Balance (for density calculation)						48.54	119.94		
Single Detached Dwellings	R-1s	100	7	8	0.35	0.86	0.5%	3.3	23
Single/Semi Detached Dwellings	R-G	6904	677	1378	22.83	56.41	35.4%		
laned		3250	338	648	10.07	24.88		3.3	1115
laneless		3654	339	730	12.76	31.53		3.3	1118
Rowhouses	R-Gm	1137	206	206	3.51	8.67	5.4%	2.2	453
TOTAL		8141	890	1592	26.69	65.95			
Multi Dwelling @ min 50uph/max 148uph	M-1		76	228	1.52	3.76	2.4%	2.2	167
Commercial - Community 1 District	C-C1				1.76	4.35	2.7%		
Total number of Units									2876
Density	Minimum	19.90	uph	8.05	upa				
	Maximum	37.49	uph	15.17	upa				
INTENSITY South of 200m Tsuut'ina Nation Interface									
Total Population & Jobs									2876
Population & Jobs/ Hectare									64
INTENSITY within the whole plan									
Population									3373
Jobs									
Retail	3450	sqm							69
Schools	37 employees per school								37
Standard	3.8 jobs per 100 population								125
Total Population & Jobs									3604
Population & Jobs/ Hectare									56
Open Space MR (Credit & Non Credit)						6.51	16.09	10.1%	
Credit MR	S-SPR				6.46	15.95	10.00%		
Non Credit MR	S-SPR				0.06	0.14	0.09%		
Public Utility Lots & Roads						20.02	49.47	31.0%	
Public Utility Lot (Storm Pond)						3.73	9.22	5.8%	
Road Area						16.29	40.25	25.2%	
53rd Street Road Widening						0.06	0.15		
32m	2x9.3m Half Local Arterial		802		1.28	3.17			
22.1m	11.2/22.1m Modified Collector Street		1161		2.57	6.34			
22.0m	22.0m Modified Collector Street		583		1.08	2.66			
21m	10.8/21m Collector		469		0.98	2.43			
18.4	9m/18.4m Residential Street		274		0.50	1.25			
16	Half 16m Residential Street		385		0.31	0.76			
15.5m	9m/15.5m Residential Street		4019		6.23	15.39			
15m	8.5/15m Residential Street		926		1.39	3.43			
7m	Lane		2652		1.86	4.59			
5m	Lane		67		0.03	0.08			

Vermilion Hill
Outline Plan-
Statistics

Proposed Outline Plan

Proposed House Types



July 2020

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Proposed Outline Plan

Proposed Land Use Amendment Summary



LAND USE STATISTICS

13-Feb-20			
FROM	TO	ha	ac
UR	R-G	33.57	82.95
UR	R-1s	9.40	23.23
UR	R-Gm	5.96	14.73
UR	M-1	1.78	4.40
UR	C-C1	2.31	5.71
UR	S-SPR	7.84	19.37
UR	S-CRI	3.71	9.17
Total Area		64.57	159.55

- | | |
|--|--|
|  R-G Low Density Mixed Housing District |  C-C1 Commercial - Community 1 District |
|  R-1S One Dwelling District |  S-SPR Special Purpose - School, Park & Community Reserve |
|  R-Gm Low Density Mixed Housing District |  S-CRI Public Utility Lots |
|  M-1 Multi-Residential Low Profile District | |



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Proposed Outline Plan



Legend

	Subject Site		16m Residential Street (half)
	32.0m Modified Local Arterial (half)		15.5m Residential Street (w rear lane)
	22.0m Collector Street		15.0m Residential Street
	22.1m Modified Collector Street		7.0m Lane
	21.0m Collector Street		5.0m Road
	18.4m Residential Street		

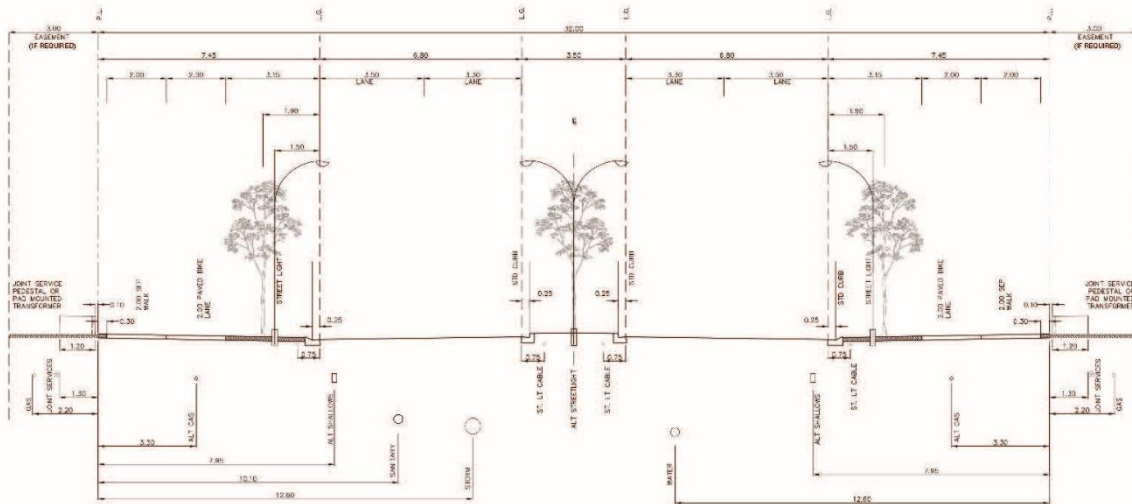


NTS

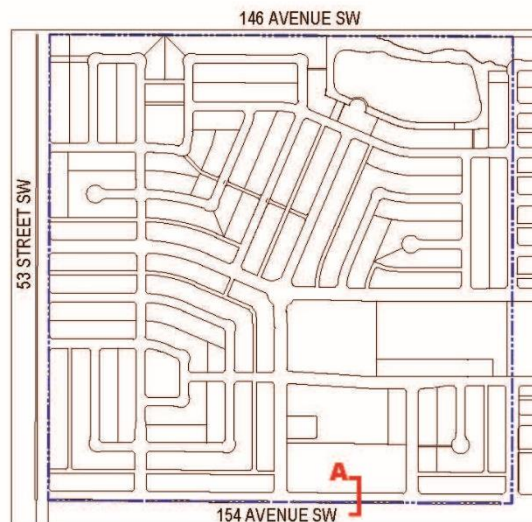
Road Hierarchy

July 2020

Proposed Outline Plan



CROSS-SECTION A-A
32.0m Modified Local Arterial



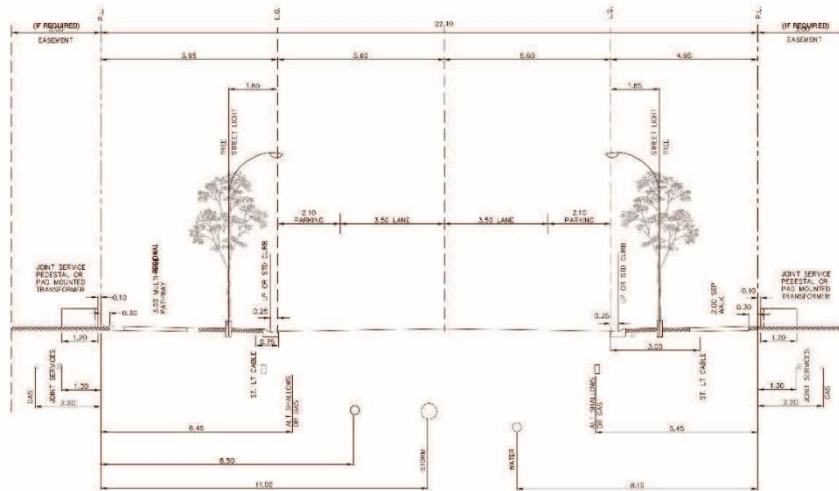
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Vermilion Hill
Cross-section A-A

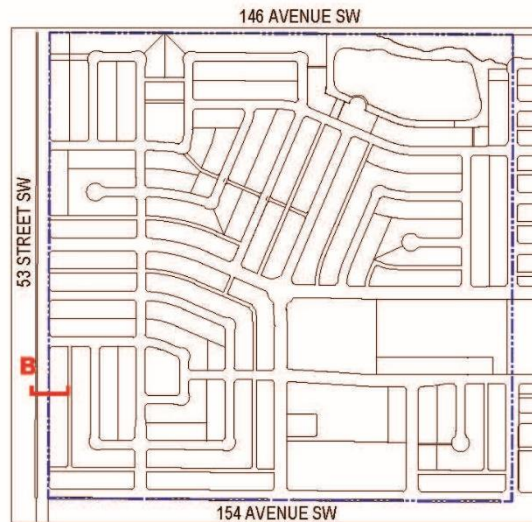
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Proposed Outline Plan



CROSS-SECTION B-B 22.1m Modified Collector Street

DRAFT CROSS-SECTION. To be finalized at Tentative Plan to provide cycling facilities on both sides of the street. The intent is to work within the existing proposed ROW.



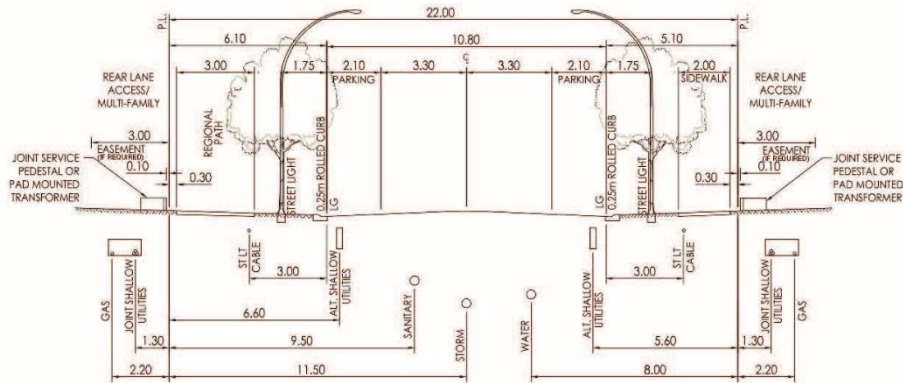
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Vermilion Hill
Cross-section B-B

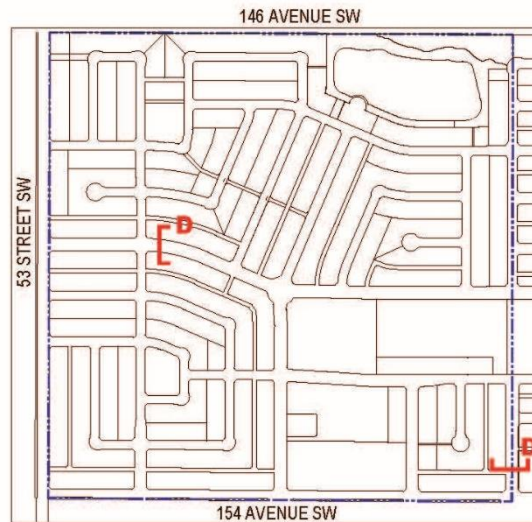
July 2020

Proposed Outline Plan



CROSS-SECTION D-D 22.0m Modified Collector Street

DRAFT CROSS-SECTION. To be finalized at Tentative Plan to provide cycling facilities on both sides of the street. The intent is to work within the existing proposed ROW.



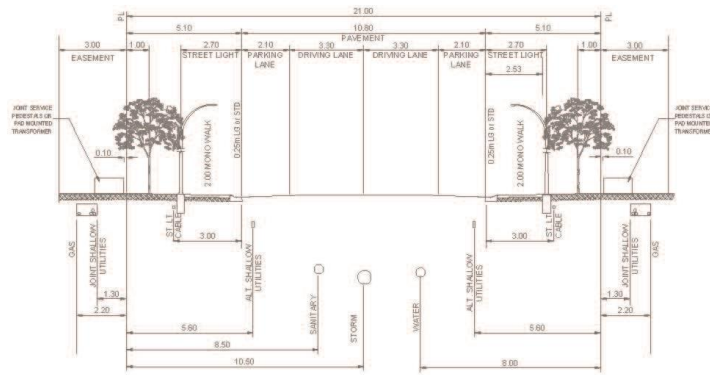
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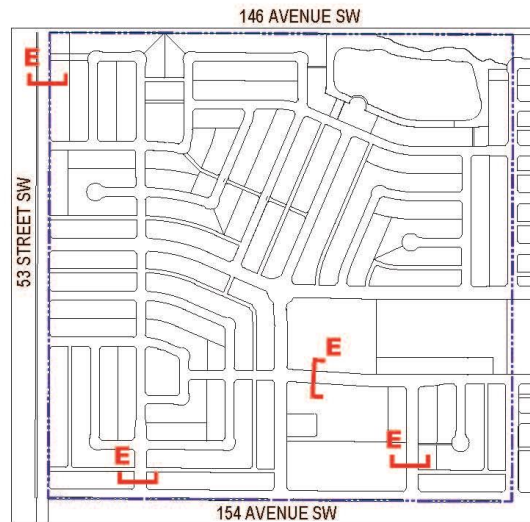
Vermilion Hill
Cross-section D-D

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Proposed Outline Plan



CROSS-SECTION E-E
21.0m DGSS Figure 24- Collector Street



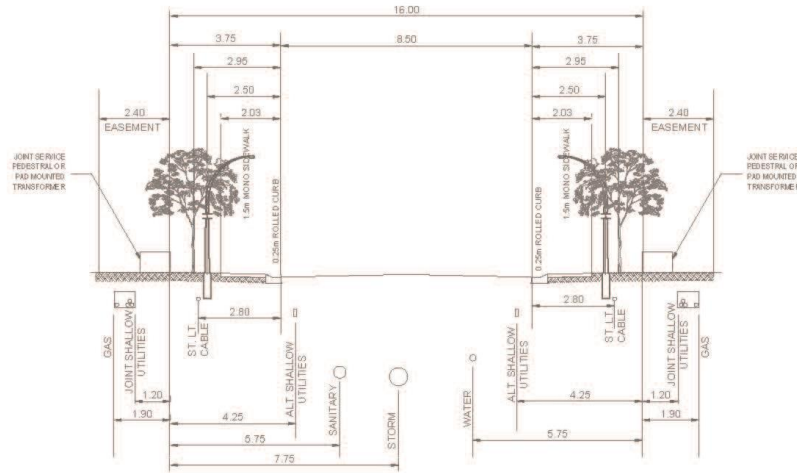
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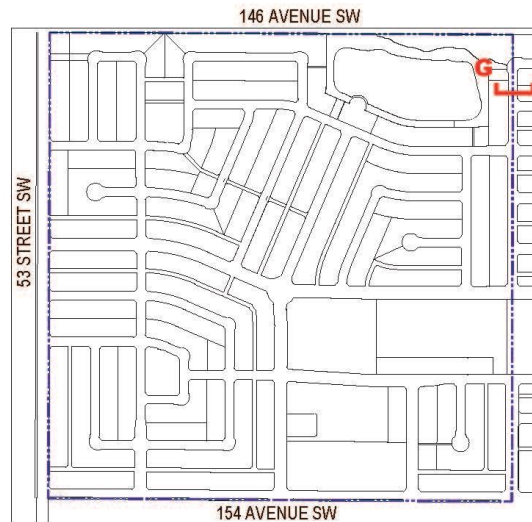
Vermilion Hill
Cross-section E-E

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Proposed Outline Plan



CROSS-SECTION G-G
16.0 m DGSS Figure 38 - Residential Street



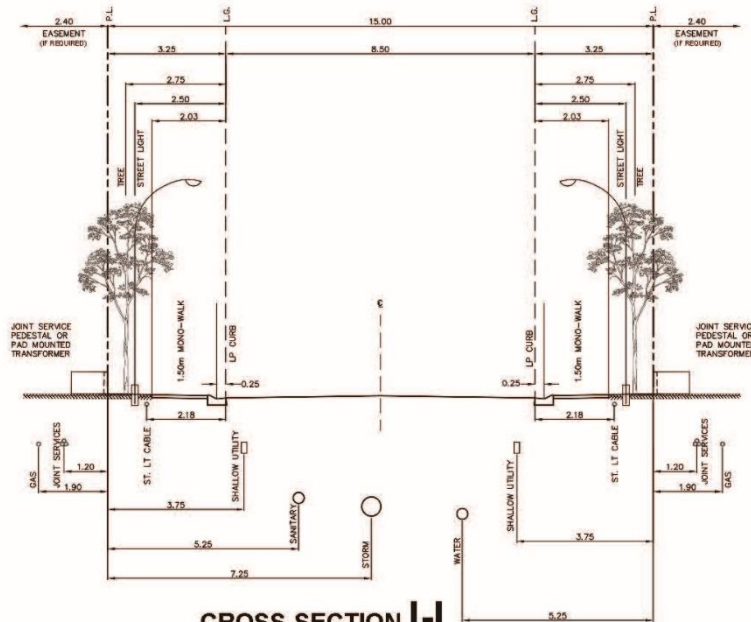
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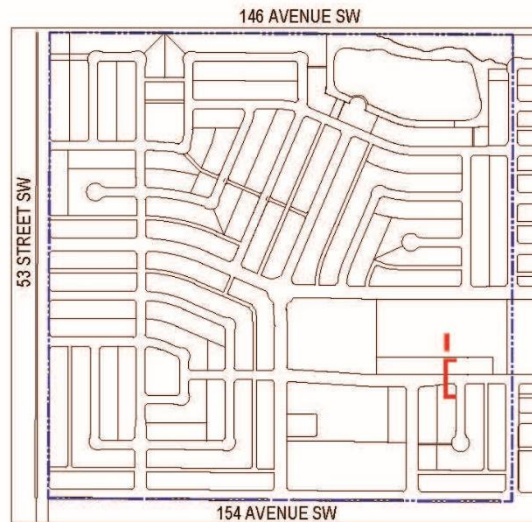
Vermilion Hill
Cross-section G-G

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Proposed Outline Plan



CROSS-SECTION I-I
15.0m Modified Residential Street



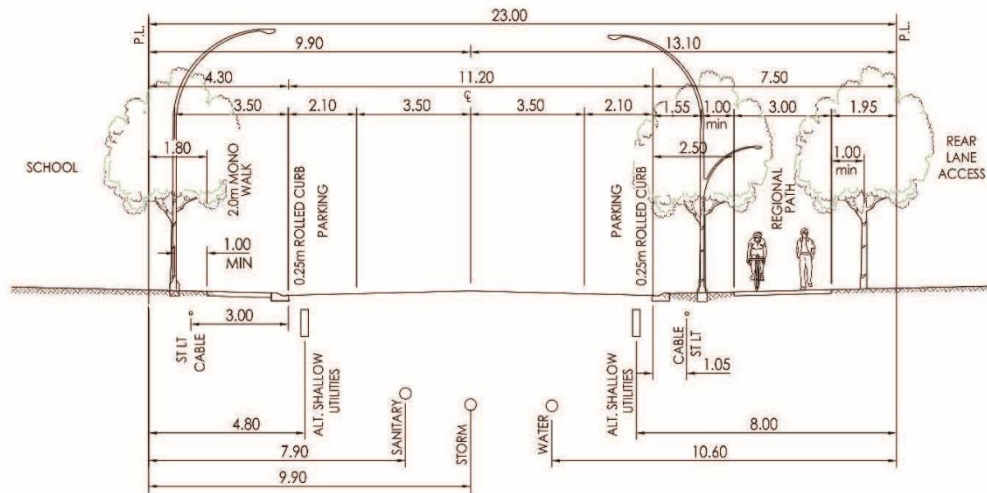
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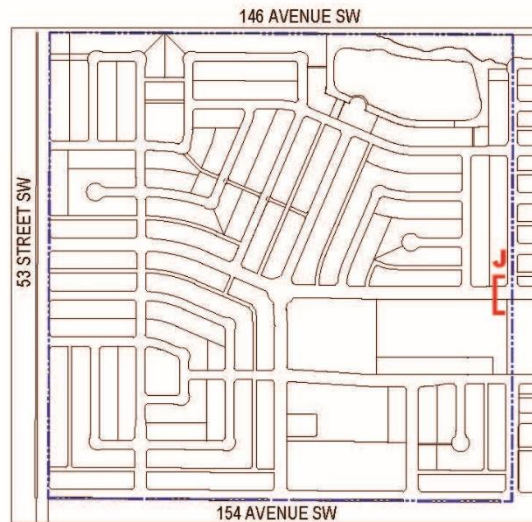
Vermilion Hill
Cross-section I-I

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Proposed Outline Plan



CROSS-SECTION J-J
23.0m Modified Collector Street



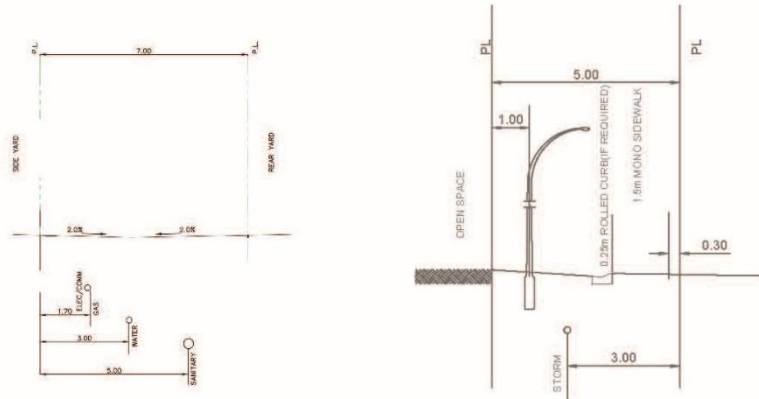
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Vermilion Hill
Cross-section J-J

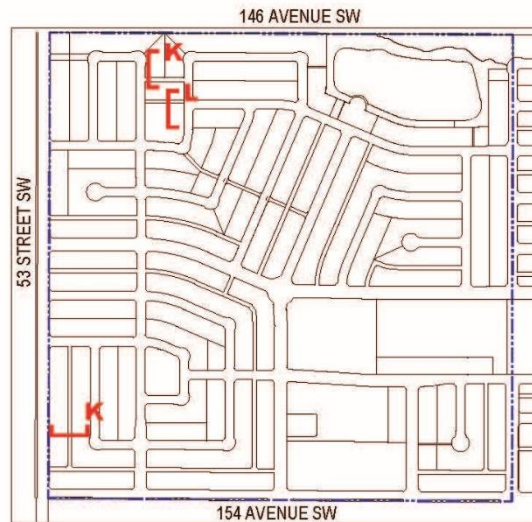
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Proposed Outline Plan



CROSS-SECTION K-K
7.0m Lane

CROSS-SECTION L-L
5.0m Road



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Vermilion Hill
Cross-section
K-K & L-L

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