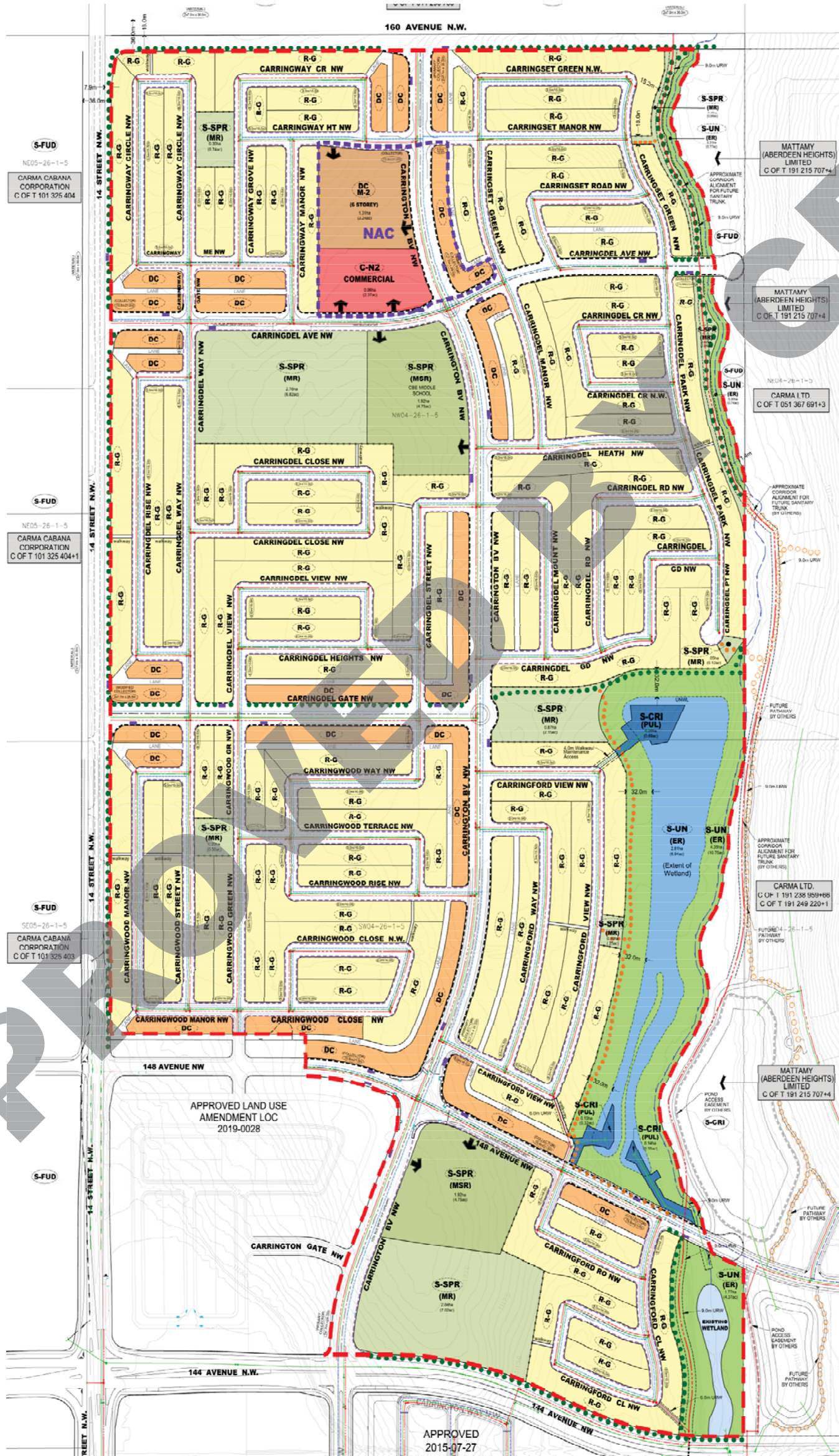


Approved Outline Plan

CPC2021-1433
Attachment 8



Proposed Outline Plan Statistics

DENSITY ANALYSIS

DENSITY CALCULATIONS						
	ha	ac	Frontage (m)	Average Lot Width (m) (Max)	Anticipated Units	Maximum Units
R-G - Residential General Low Density	44.87	110.87	18187.77	13.0 (9.5)	1399	1915
DC R-2M - Street-Oriented/ Laneway Housing	6.66	16.46	3051.90	6.57 (5.0)	465	610
DC M-2 - 6 Storey Apartments	1.31	3.24		146 uph (59 upa) 160uph (65 upa)	191	210
TOTAL	52.84	130.57			2,055	2,735
Net Developable Area	94.32	233.07				
Anticipated Density = 2055 / 94.32ha (233.07ac) = 21.8 uph / 8.8 upa						
Maximum Density = 2735 / 94.32ha (233.07ac) = 29.0 uph / 11.7 upa						

INTENSITY STATISTICS

TOTAL OUTLINE PLAN AREA				
PEOPLE:	Units	Occupancy Rate	People	
R-G General Low Density	1,399	3.3	4,617	
DC R-2M Street Oriented / Laneway Housing	465	3.3	1,534	
DC M-2 6 Storey Apartments	191	2.2	420	
TOTAL PEOPLE			6,571	
JOBS:				
		Intensity	Jobs	
C-N2 950m ² *		950m ² / 50m ² per employee	19	
HOME 3.8 jobs / 100 people		6,181 People / 100 = 61.81 x 3.8 jobs	235	
SCHOOLS			96	
TOTAL JOBS	*Assume 10% site coverage for commercial uses		350	
TOTAL PEOPLE & JOBS = 6571 People + 350 Jobs = 6921 People & Jobs				
TOTAL PEOPLE & JOBS / Ha = 6921 People & Jobs / 94.32ha = 73.38 People & Jobs per ha				
NAC STATISTICS				
NORTH NAC	AREA (ha)			
	3.17			
PEOPLE CALCULATION				
Residential Type	Units	Occupancy Rate	Number of People	
Rear Lane Towns	27	2.20	59.40	
6 Storey Apartments	191	2.20	420.20	
Total			479.60	
EMPLOYMENT CALCULATION				
Employment Type	Gross Floor Area (m ²)	Total Number of People	Intensity Assumption	Number of Jobs
Commercial	2100	-	50.00	42.00
Home-based	-	479.60	3.80	18.22
Total				60.22
TOTAL PEOPLE & JOBS = 479.60 People + 60.22 Jobs = 539.82 People & Jobs				
TOTAL PEOPLE & JOBS / ha = 539.82 People & Jobs / 3.17 ha = 170.29 People & Jobs per ha				

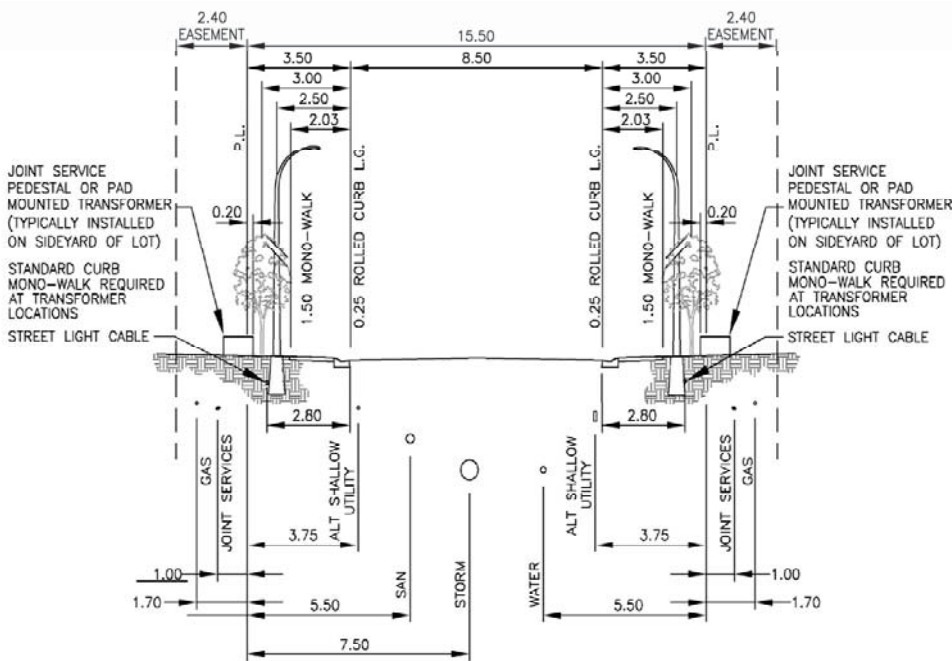
Proposed Land Use Plan

LAND USE STATISTICS

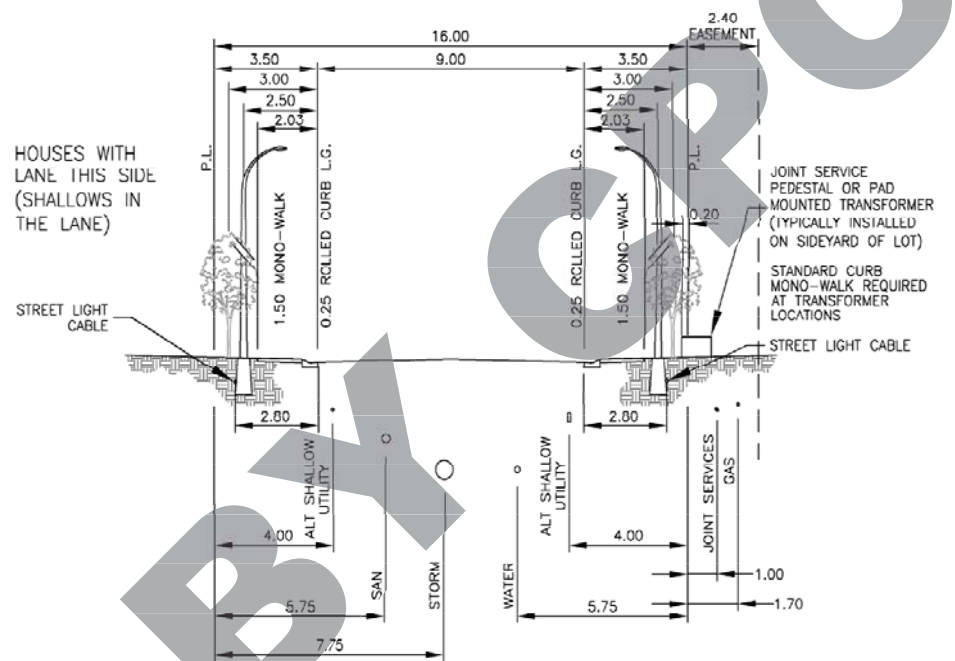
	ha.	ac.	%
S-FUD TO R-G (Residential - General Low Density)	66.38	164.02	62
S-FUD TO DC R-2M (Street-Oriented/Laneway Housing)	13.50	33.35	13
S-FUD TO DC M-2 (Six Storey Apartments)	1.61	3.98	2
S-FUD TO C-N2 (Commercial)	1.22	3.01	1
S-FUD TO S-SPR (Special Purpose-School, Park, and Community Reserve District)	13.54	33.46	13
S-FUD TO S-CRI (City and Regional Infrastructure District)	0.61	1.51	1
S-FUD TO S-UN (Urban Nature District)	9.79	24.19	9
TOTAL	106.65	263.53	100



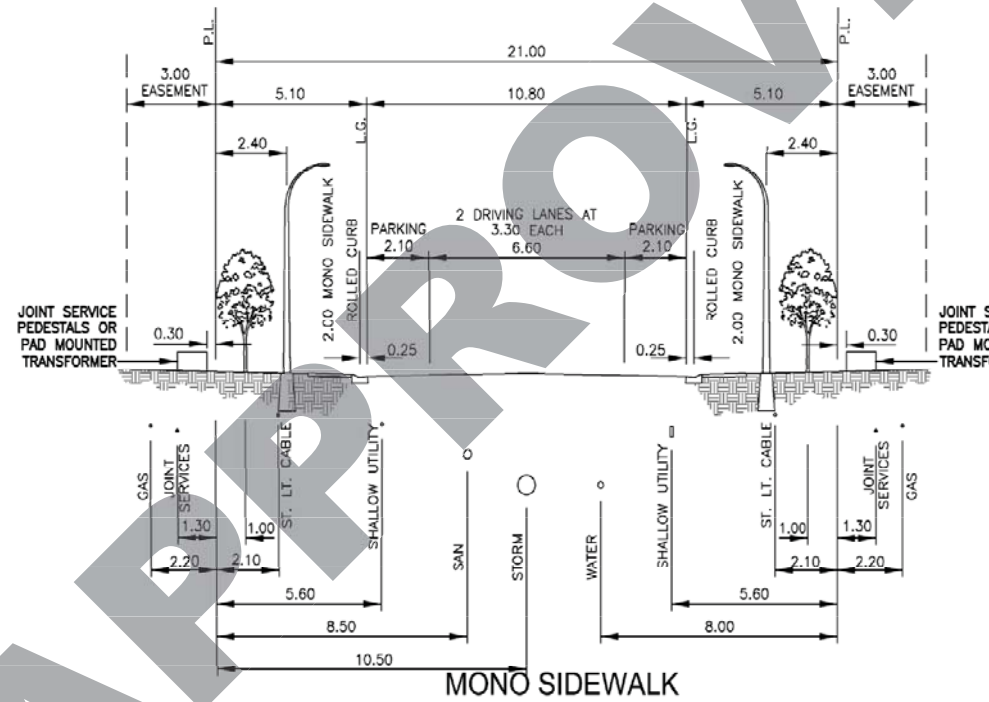
Road Cross-Sections



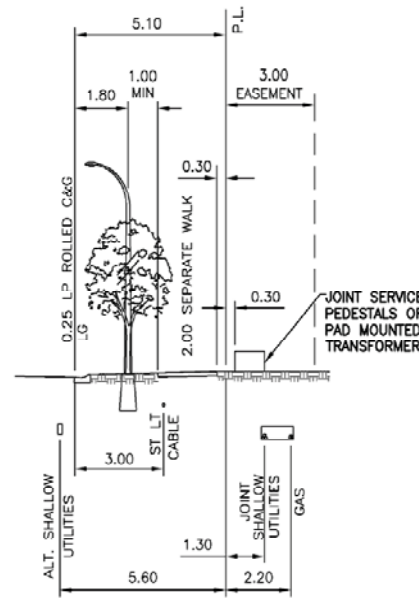
MODIFIED RESIDENTIAL STREET "M" - 15.50m
MONO-WALK WITH NO REAR LANE
(AS PER APPROVED OUTLINE PLAN LOC 2013-0105)



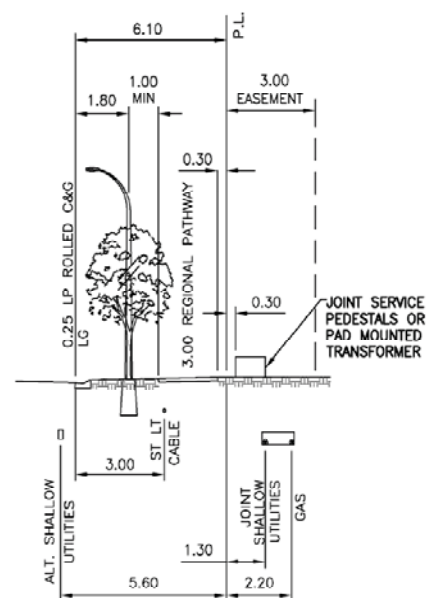
MODIFIED RESIDENTIAL STREET "M-L" - 16.00m
MONO-WALK WITH REAR LANE ON ONE SIDE
(AS PER APPROVED OUTLINE PLAN LOC 2013-0105)



MONO SIDEWALK



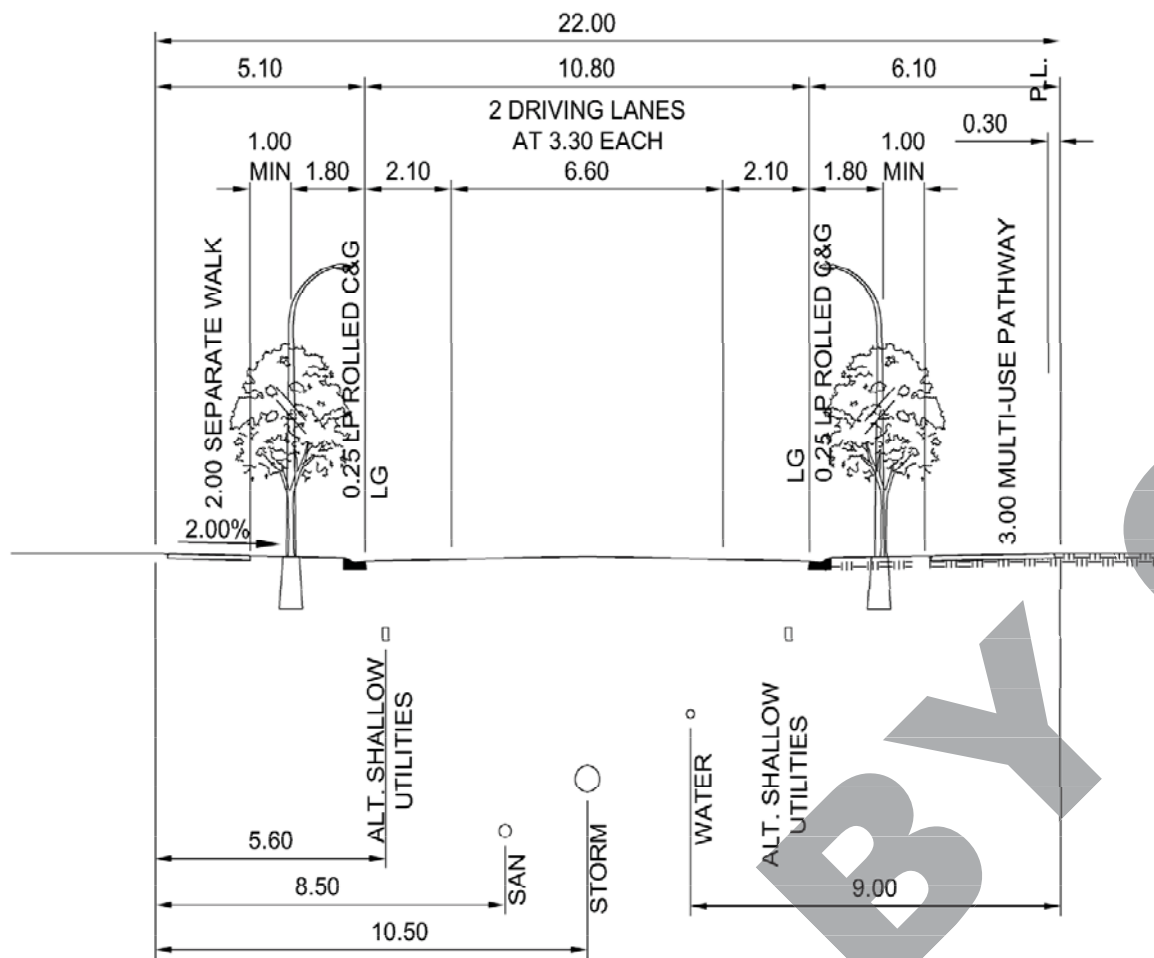
SEPARATE SIDEWALK



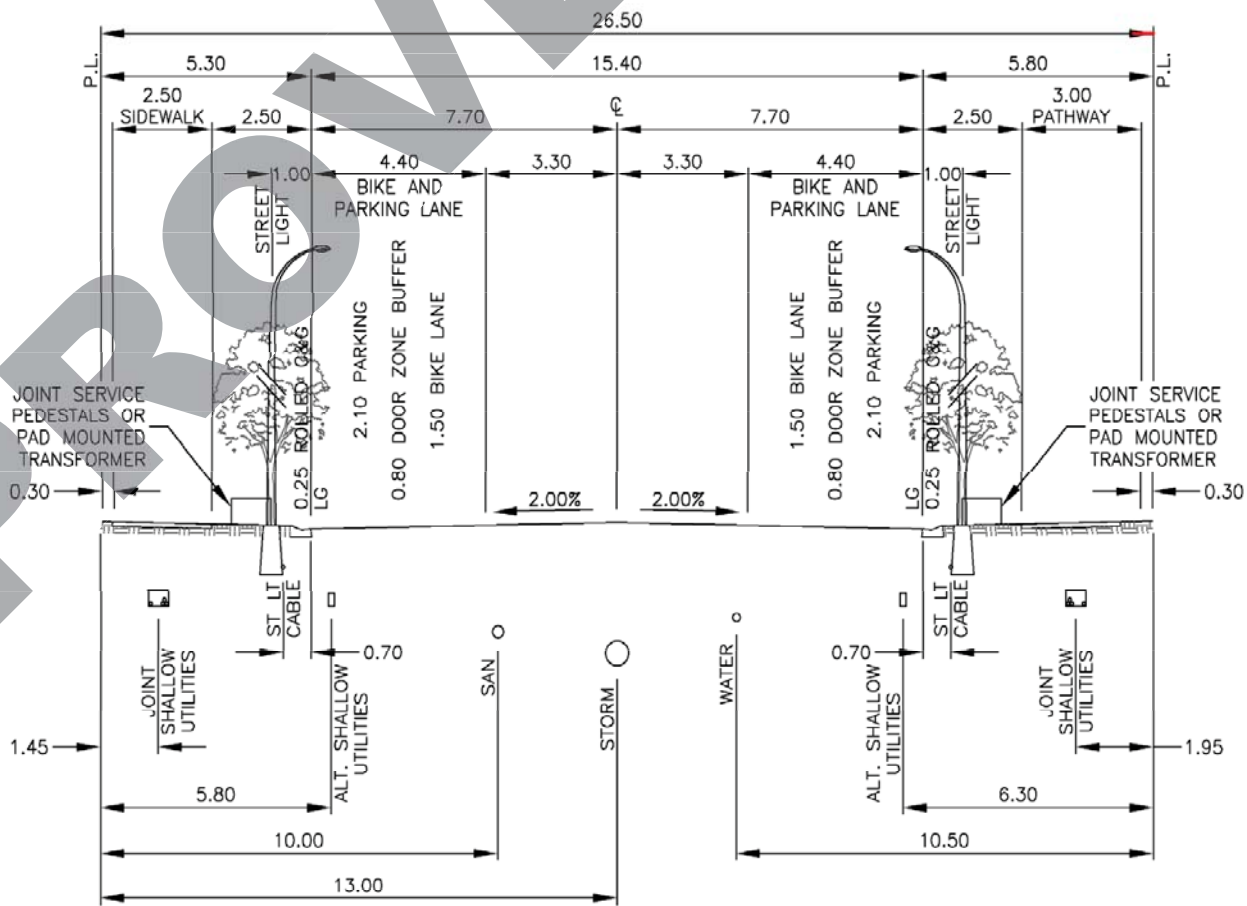
REGIONAL PATHWAY BOTH SIDES

COLLECTOR - 21.00m
(< 3000 VPD)

CARRINGDEL BV N.W. (14 STREET N.W. TO EAST BOUNDARY)
CARRINGWAY HT N.W. (CARRINGTON BV N.W. TO CARRINGWAY CR N.W.)
148 AVENUE N.W. (14 STREET N.W. TO EAST BOUNDARY)
CARRINGDEL AV. N.W. (EAST OF CARRINGSET GREEN TO EAST BOUNDARY)



MODIFIED COLLECTOR - 22.0m
(Along 148th Avenue from Carringford Close NW to Carringford Road NW)



MODIFIED COLLECTOR - 26.5m
CARRINGDEL GATE N.W.
(14 STREET N.W. TO CARRINGTON BV N.W.)