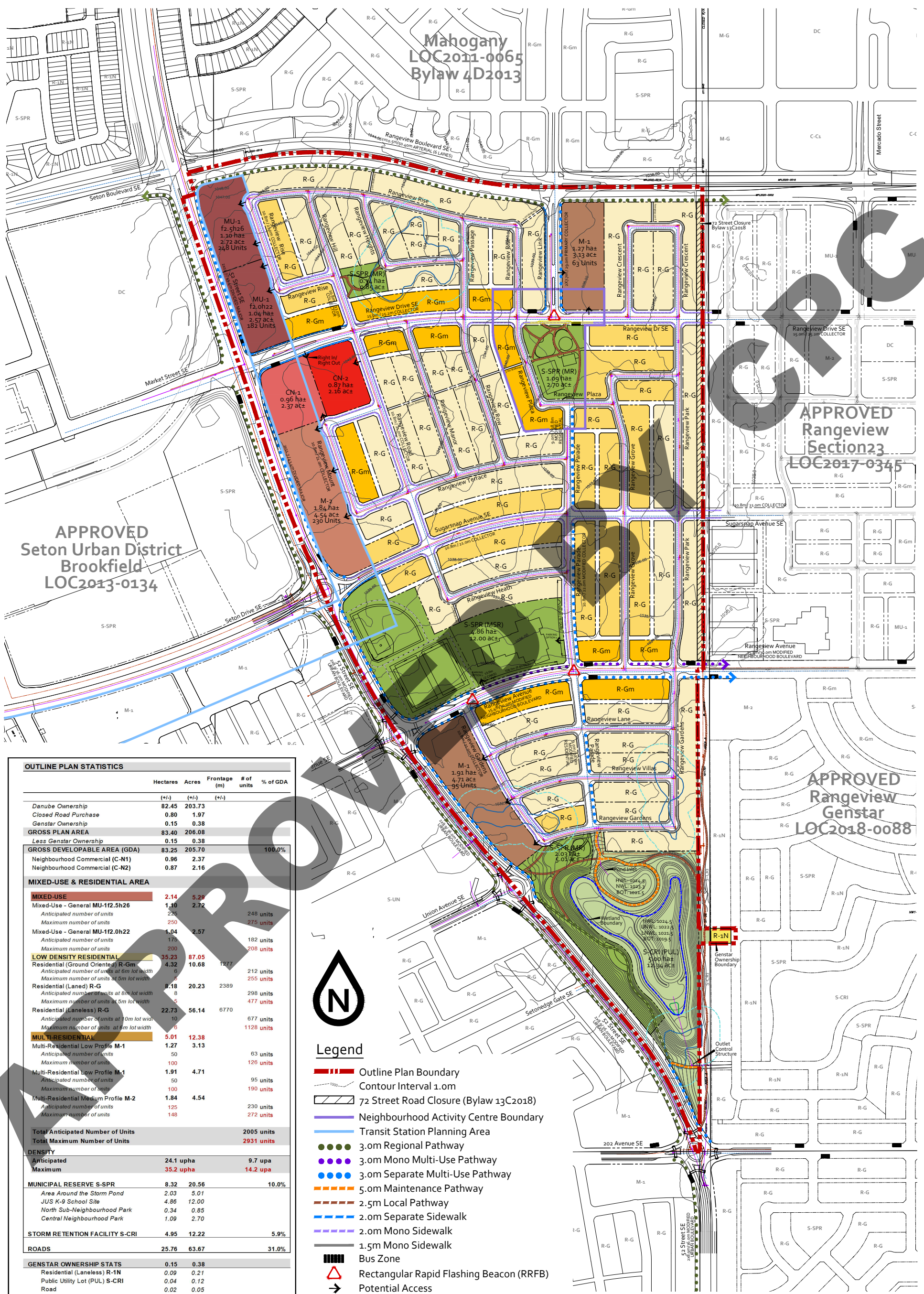


# APPROVED OUTLINE PLAN



OUTLINE PLAN STATISTICS				
	Hectares	Acres	Frontage (m)	# of units
	(+/-)	(+/-)	(+/-)	(+/-)
Danube Ownership	82.45	203.73		
Closed Road Purchase	0.80	1.97		
Genstar Ownership	0.15	0.38		
<b>GROSS PLAN AREA</b>	<b>83.40</b>	<b>206.08</b>		
Less Genstar Ownership	0.15	0.38		
<b>GROSS DEVELOPABLE AREA (GDA)</b>	<b>83.25</b>	<b>205.70</b>		<b>100.0%</b>
Neighbourhood Commercial (C-N1)	0.96	2.37		
Neighbourhood Commercial (C-N2)	0.87	2.16		
<b>MIXED-USE &amp; RESIDENTIAL AREA</b>				
<b>MIXED-USE</b>	<b>2.14</b>	<b>5.29</b>		
Mixed-Use - General MU-1f2.5h26	1.10	2.72		
Anticipated number of units				248 units
Maximum number of units				275 units
Mixed-Use - General MU-1f2.0h22	1.04	2.57		
Anticipated number of units				192 units
Maximum number of units				208 units
<b>LOW DENSITY RESIDENTIAL</b>	<b>35.23</b>	<b>87.05</b>		
Residential (Ground Oriented) R-Gm	4.32	10.68		1277
Anticipated number of units at 5m lot width				212 units
Maximum number of units at 5m lot width				255 units
Residential (Laned) R-G	8.18	20.23	2389	
Anticipated number of units at 6m lot width				298 units
Maximum number of units at 5m lot width				477 units
Residential (Laneless) R-G	22.73	56.14	6770	
Anticipated number of units at 10m lot width				677 units
Maximum number of units at 5m lot width				1128 units
<b>MULTI-RESIDENTIAL</b>	<b>5.01</b>	<b>12.38</b>		
Multi-Residential Low Profile M-1	1.27	3.13		
Anticipated number of units				63 units
Maximum number of units				126 units
Multi-Residential Low Profile M-1	1.91	4.71		
Anticipated number of units				95 units
Maximum number of units				190 units
Multi-Residential Medium Profile M-2	1.84	4.54		
Anticipated number of units				230 units
Maximum number of units				272 units
<b>Total Anticipated Number of Units</b>				<b>2005 units</b>
<b>Total Maximum Number of Units</b>				<b>2931 units</b>
<b>DENSITY</b>				
Anticipated	24.1 upha			9.7 upa
Maximum	35.2 upha			14.2 upa
<b>MUNICIPAL RESERVE S-SPR</b>				
Area Around the Storm Pond	2.03	5.01		
JUS K-9 School Site	4.86	12.00		
North Sub-Neighbourhood Park	0.34	0.85		
Central Neighbourhood Park	1.09	2.70		
<b>STORM RETENTION FACILITY S-CRI</b>	<b>4.95</b>	<b>12.22</b>		<b>5.9%</b>
<b>ROADS</b>	<b>25.76</b>	<b>63.67</b>		<b>31.0%</b>
<b>GENSTAR OWNERSHIP STATS</b>				
Residential (Laneless) R-1N	0.09	0.21		
Public Utility Lot (PUL) S-CRI	0.04	0.12		
Road	0.02	0.05		



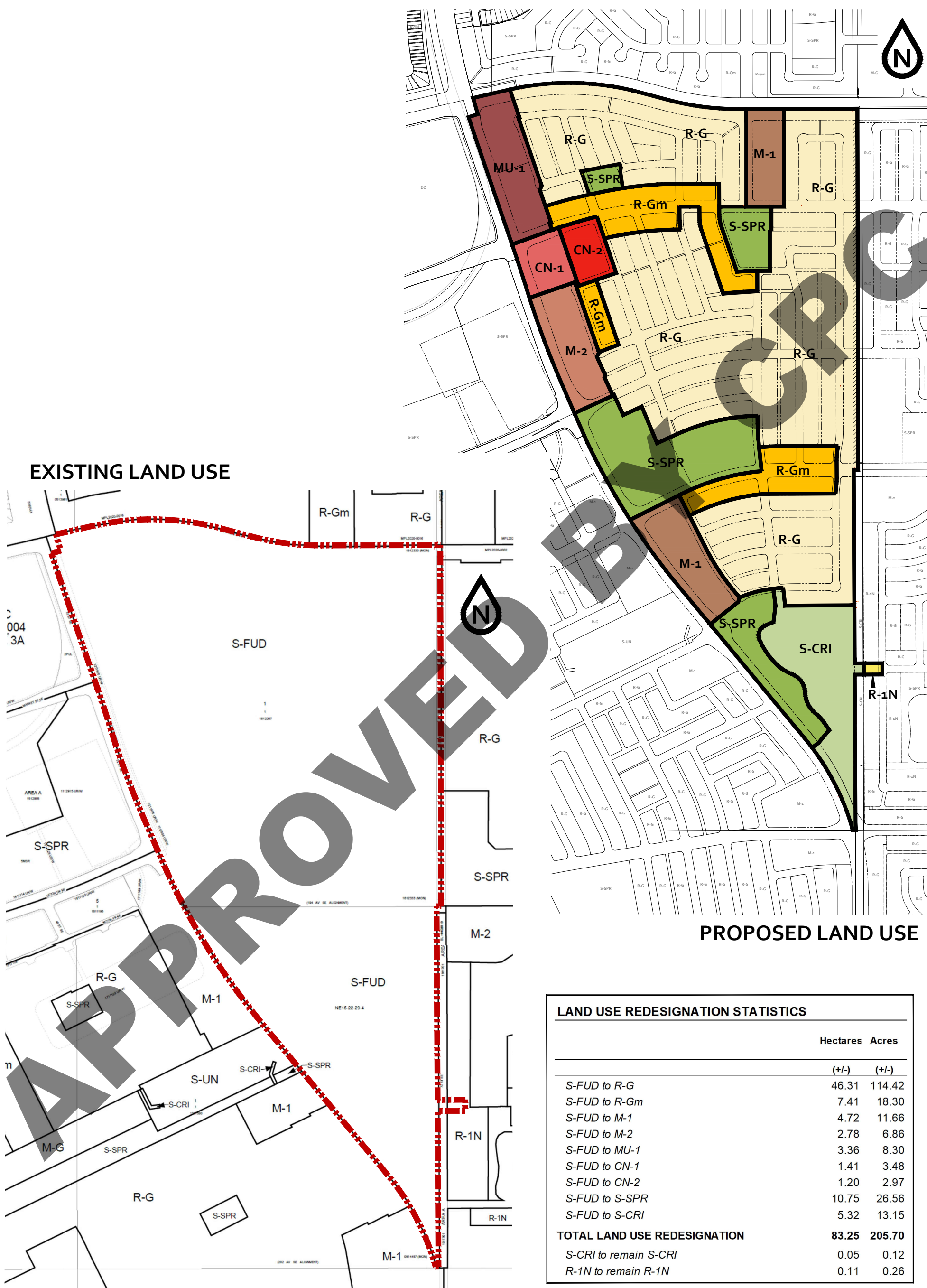
- Legend**
- ▬▬▬▬ Outline Plan Boundary
  - ▬▬▬▬ Contour Interval 1.0m
  - ▬▬▬▬ 72 Street Road Closure (Bylaw 13C2018)
  - ▬▬▬▬ Neighbourhood Activity Centre Boundary
  - ▬▬▬▬ Transit Station Planning Area
  - 3.0m Regional Pathway
  - 3.0m Mono Multi-Use Pathway
  - 3.0m Separate Multi-Use Pathway
  - ▬▬▬▬ 5.0m Maintenance Pathway
  - ▬▬▬▬ 2.5m Local Pathway
  - ▬▬▬▬ 2.0m Separate Sidewalk
  - ▬▬▬▬ 2.0m Mono Sidewalk
  - ▬▬▬▬ 1.5m Mono Sidewalk
  - ▬▬▬▬ Bus Zone
  - △ Rectangular Rapid Flashing Beacon (RRFB)
  - ➔ Potential Access

**RANGEVIEW WEST DANUBE**  
Farming Ltd.

SITUATED

**Outline Plan & Land Use Redesignation**

# PROPOSED LAND USE



**RANGEVIEW WEST DANUBE**

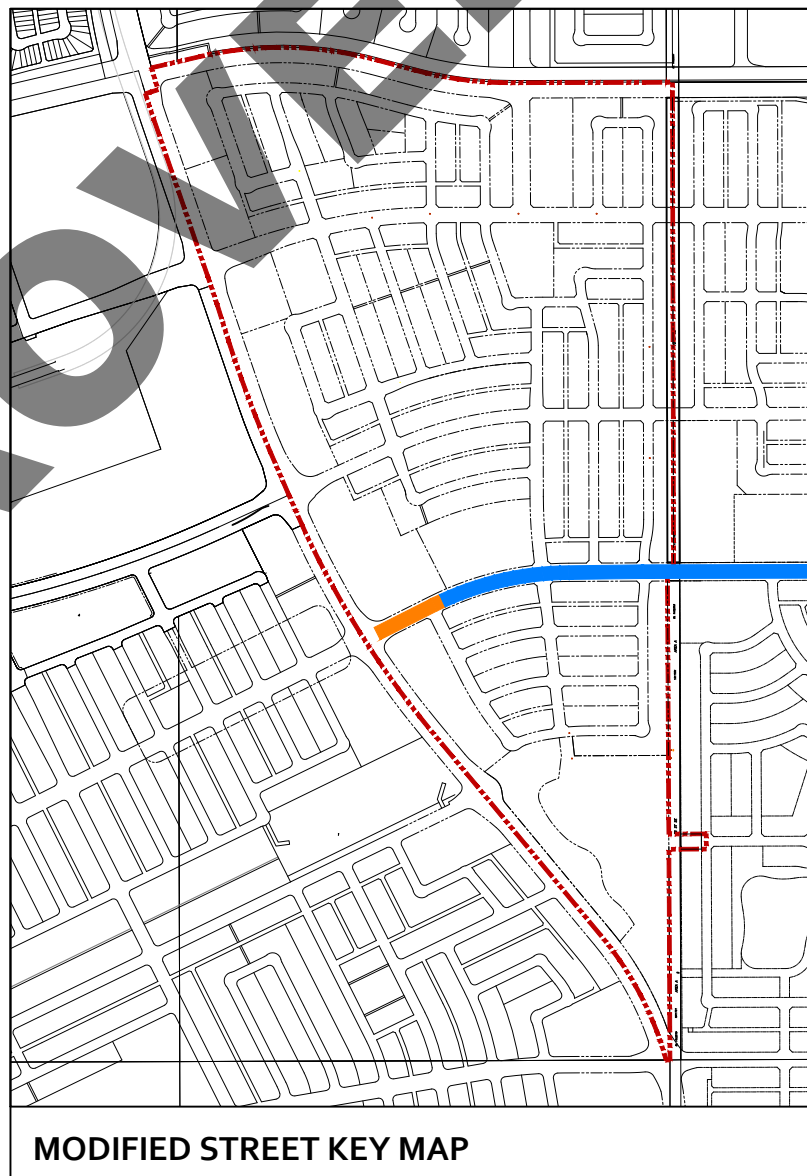
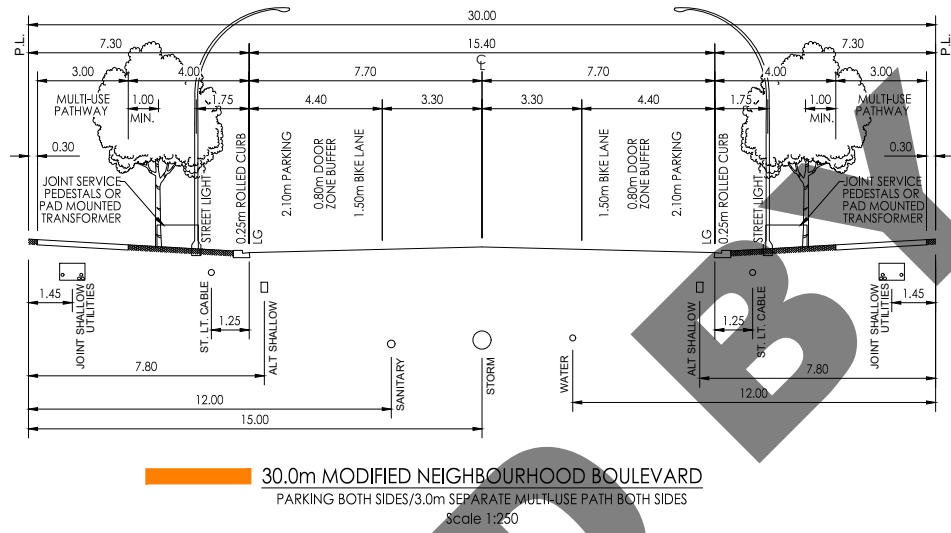
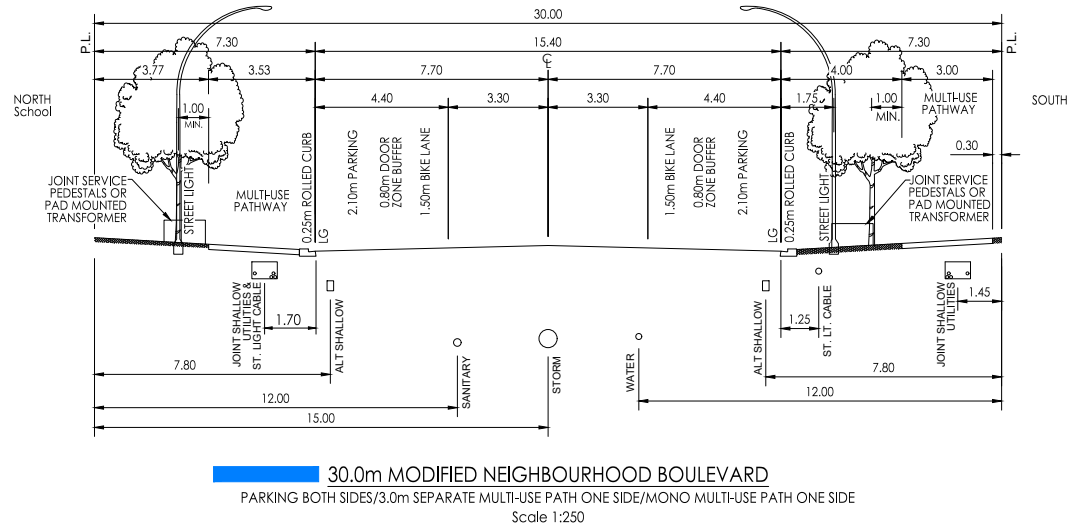
Farming Ltd.

SITUATED

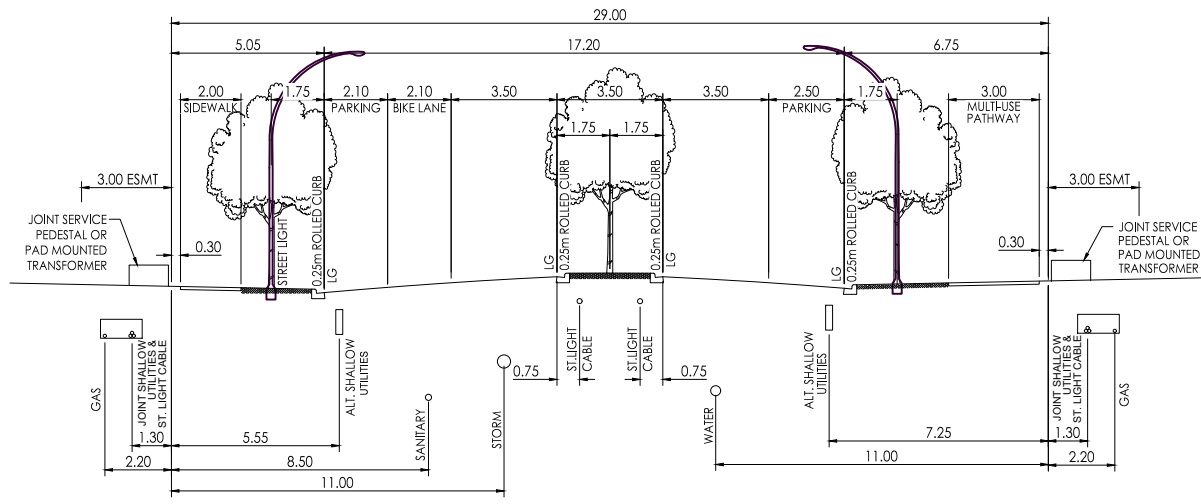


## Outline Plan & Land Use Redesignation

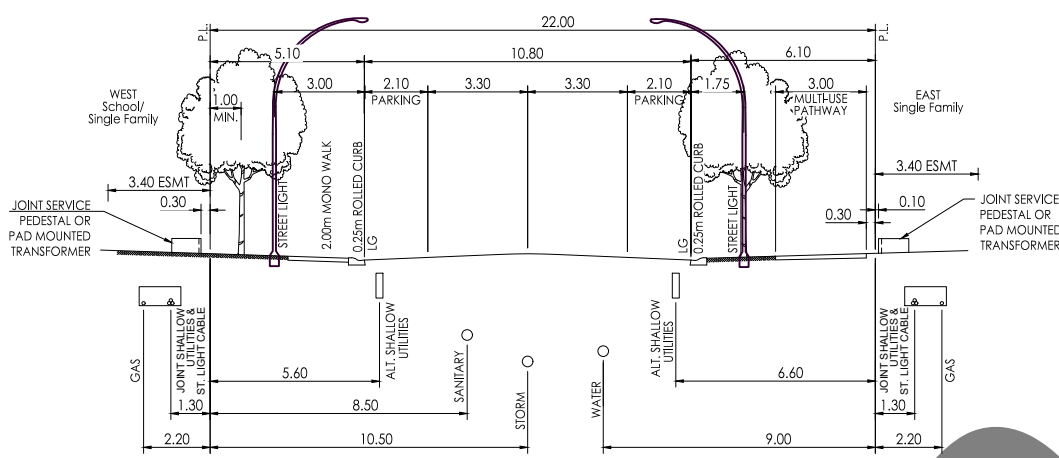
# STREET SECTIONS 1



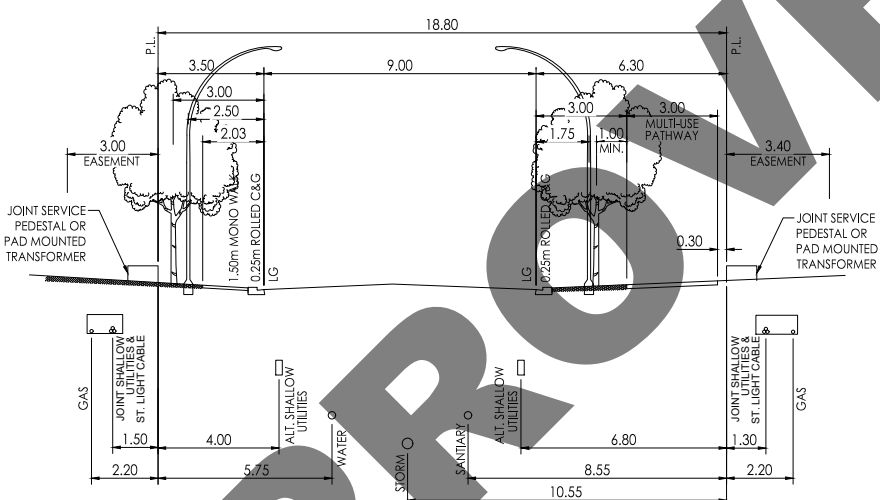
# STREET SECTIONS 2



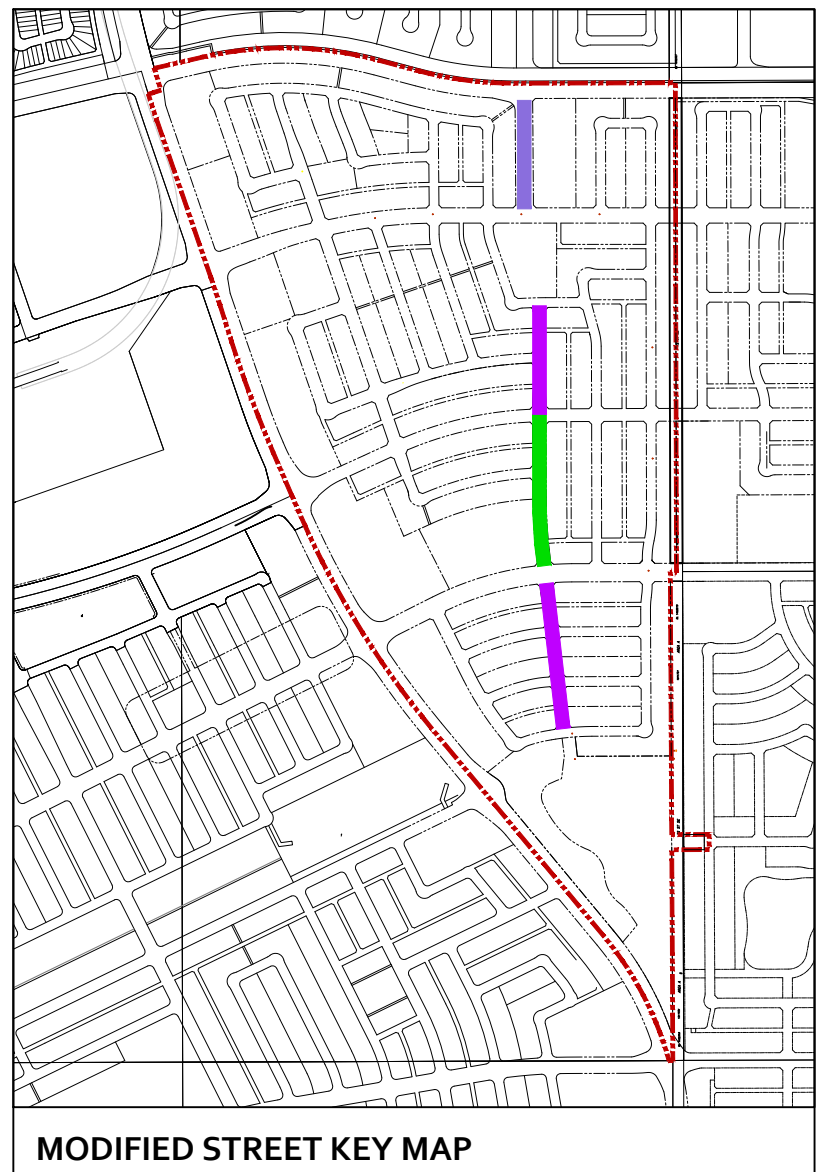
**29.0m MODIFIED PRIMARY COLLECTOR**  
PARKING BOTH SIDES/2.0m SEPARATE WALK ONE SIDE/3.0m MULTI-USE PATHWAY ONE SIDE  
Scale 1:250



**22.0m MODIFIED COLLECTOR**  
PARKING BOTH SIDES/2.0m MONO WALK ONE SIDE/3.0m MULTI-USE PATHWAY ONE SIDE  
Scale 1:250



**18.8m MODIFIED RESIDENTIAL**  
Scale 1:250



MODIFIED STREET KEY MAP

