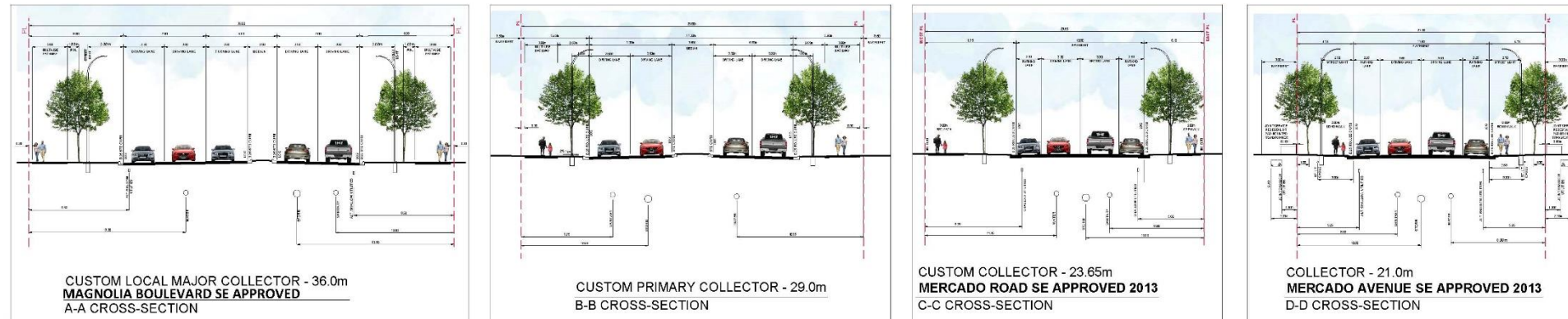
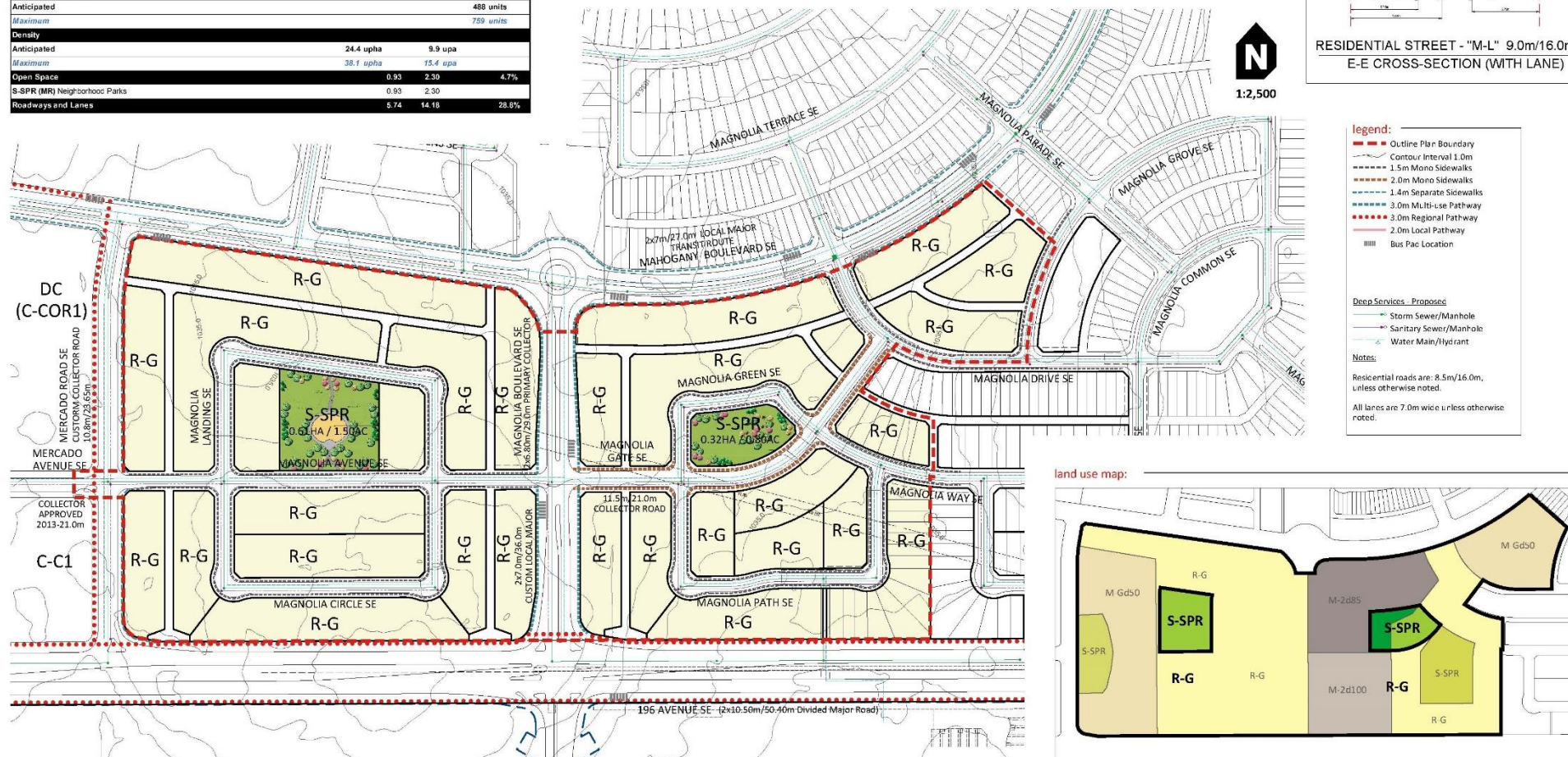
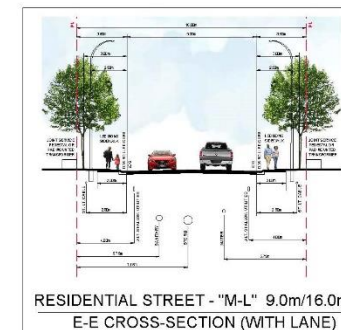
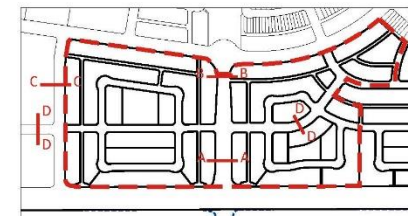


Proposed Outline Plan



OUTLINE PLAN STATISTICS					
	Lot Width (m)	Frontage (m)	Hectares (±)	Acres (±)	Number of Lots/Units
Total Gross Developable Area			16.85	49.30	100.0%
Residential			13.28	32.82	66.6%
Residential - Low Density Mixed Housing District (R-G)			13.28	32.82	
Frontage (measured at mid block)					
Anticipated number of semi lots based on 7.0m/23.41 lot width	7.00	1,385	4,544	11.28	198 units
Anticipated number of laned lots based on 7.7m/25.41 lot width	7.70	1,168	3,832	10.31	152 units
Anticipated number of laned lots based on 9.0m/20.41 lot width	9.00	1,243	4,078	11.23	136 units
Maximum number of lots	5.00	3,796	12,454		759 units
Total Frontage		3,796	12,454		
Total Number of Units					
Anticipated					488 units
Maximum					759 units
Density					
Anticipated		24.4 upha		9.9 upa	
Maximum		38.1 upha		15.4 upa	
Open Space					
S-SPR (MRI) Neighborhood Parks		0.93	2.30		4.7%
Roadways and Lanes		6.74	14.18		28.6%

LAND USE REDESIGNATION STATISTICS					
Land Use	to	Land Use	Hectares	Acres	
R-G	to	S-SPR	1.05	2.6	
M-Gd50	to	R-G	4.39	10.85	
M-2d85	to	S-SPR	0.25	0.62	
	to	R-G	2.10	5.18	
M-2d100	to	R-G	1.61	3.99	
S-SPR	to	R-G	1.42	3.51	
Total Redesignation Area			10.83	26.75	
R-G	to	R-G	9.11	22.51	
Non Change Land Use			9.11	22.51	
Total Area			19.94	49.26	



Legend:

- Outline Plan Boundary
- Contour Interval 1.0m
- 1.5m Mono Sidewalks
- 2.0m Mono Sidewalks
- 1.4m Separate Sidewalks
- 3.0m Multi-Use Pathway
- 3.0m Regional Pathway
- 2.0m Local Pathway
- Bus Pac Location

Deep Services - Proposed:

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

Notes:

Residential roads are: 8.5m/16.0m, unless otherwise noted.

All lanes are 7.0m wide unless otherwise noted.



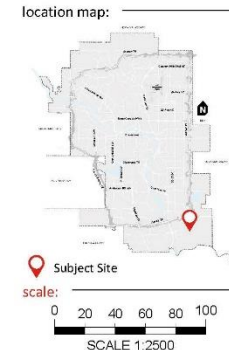
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client:
Hopewell

sub-consultant:
Stantec

revisions:

no.	date	description
1	18-04-2022	DTR2 Response
2		
3		
4		
5		
6		
7		
8		
9		



municipal address:
18007 88 ST SE
18010 72 ST SE

legal description:
Portion of N₁ Sec 23-22-29-4

file description:
pre-app:
LOC:

file info:
project no.: #2021 032
drawn by: TZ
start date: April 15, 2021
current date: May 09, 2022

project:
MAHOGANY
Stage 5

sheet title:
Outline Plan & Land Use Redesignation

exhibit no.:
1.0