Attachment 2 – Revised Land Use Plan

OUTLINE PLAN STATISTICS						
	Lot Width/ units per acre	Frontage	Hectares	Acres	Number of Lots/Units	% of GDA
	(m)/upa	(m)	(Ha.)	(Ac.)		
Total Area			54.15	133.81		
less S-UN (SR)			2.20	5.44		
Gross Developable Area			51.95	128.36		100.0%
Residential - Single Family			19.04	47.17		36.7%
Residential - Low Density Mixed Housing District (R-G)			24.70	61.03		
Anticipated number of lots/units based on 7.5m lot width	7.50	1,850.10	8.13	12.77	246	
Anticipated number of lots/units based on 10.0m lot width	10.00	3,490.85	16.61	48.46	543	
					789	
Maximum number of lots based on 6.0m lot width	6.00	4,651.70			1157	
Residential - Low Density Mixed Housing District (R-Gm)			3.98	9.84		
Anticipated number of lots based on 9.1m lot width	9.10	1,175.84			180	
Maximum number of lots based on 6.0m lot width	6.00				330	
Total Frontage		**6,127.29**				
Multi-Family			1.12	2.80		2.2%
Multi-Residential - Medium Profile (M-2)			1.19	2.96		
Anticipated number of units based on 50upa	50 upa				148	
Maximum number of units based on 100upa	100 upa				237	
Total Number of Units						
Anticipated					927	
Maximum					1487	
Density						
Anticipated		29.7 upha		8.4 upa		
Maximum		47.7 upha		14.2 upa		
Commercial			1.44	3.57		2.8%
Commercial - Neighbourhood 2 District (C-N2)			1.44	3.57		
Public Utility Lots			0.05	0.05		0.0%
Special-purposes - City and Regional Infrastructure (S-CRI)			0.05	0.05		
Open Space*			5.04	12.69		10.7%
Special-purposes - School, Park and Community (S-SPR) (MR)			1.93	4.76		
Special-purposes - School, Park and Community (S-SPR) (MSR)			4.55	11.93		
Roadways and Lanes			14.07	37.38		29.5%
144 Avenue Road Widening - Alternative Arterial (2@10.5m/46.5m)			1.06	2.62		
6 Street Road Widening - Modified Arterial (1 7m&6.10m/36.0m)			0.66	1.62		
11 Street NE Road Widening - Modified Arterial (2@10.0m/51.0m)			0.07	0.18		
Primary Collector Stub (10.3&6.8/31.5m)			0.17	0.41		
Primary Collector Stub (2x6.0m/24.8m)			0.12	0.30		
Collector Street (10.0m/21.0m)			2.18	5.39		
Mod. Collector Street (10.0m/21.0m)			1.00	2.50		
Mod. Collector Street (10.0m/22.5m)			0.51	1.27		
Residential Street (9.0/16.0m & 8.5/16.0m)			7.25	17.91		
Residential Street (8.5/14.5m)			0.36	1.90		
Lane (7.0m)			1.26	3.12		
Walkways			0.13	0.32		
*Note: Area provided for MR represents 10% of gross developable area of SW02-26-01-W5M						

LAND USE STATISTICS				
Land Use			Hectares	Acres
S-FUD	to	R-G	35.53	87.79
S-FUD	to	R-Gm	6.07	15.01
S-FUD	to	DC(C-N2)	1.94	4.80
S-FUD	to	M-2	1.45	3.59
S-FUD	to	S-SPR(MR)	1.98	4.89
S-FUD	to	S-SPR(MSR)	4.66	11.52
S-FUD	to	S-CRI	0.04	0.10
S-FUD	to	S-UN	2.47	6.11
Total Area			54.15	133.81