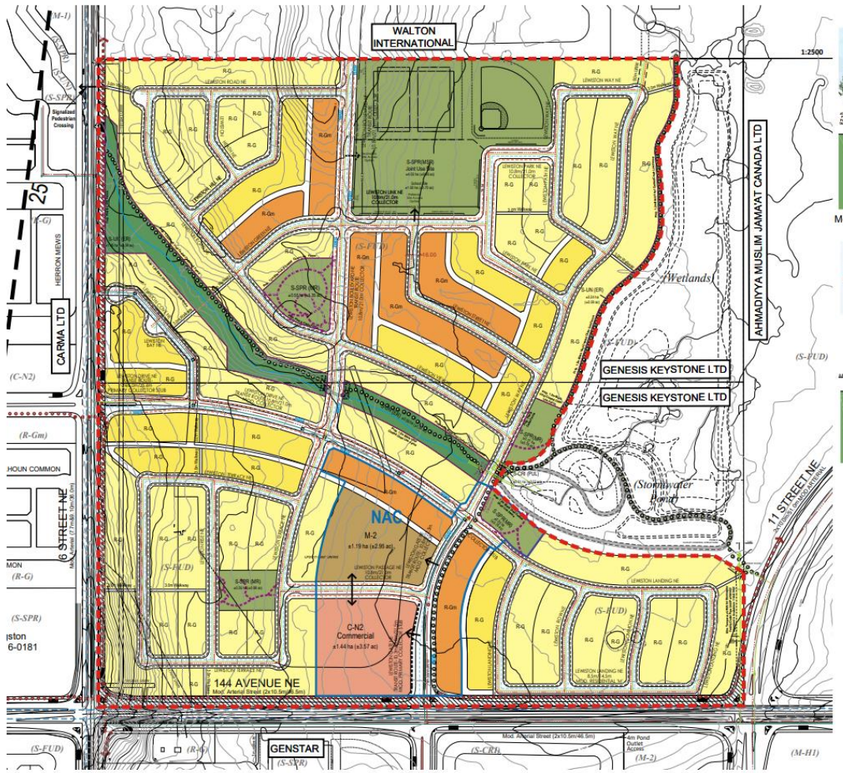
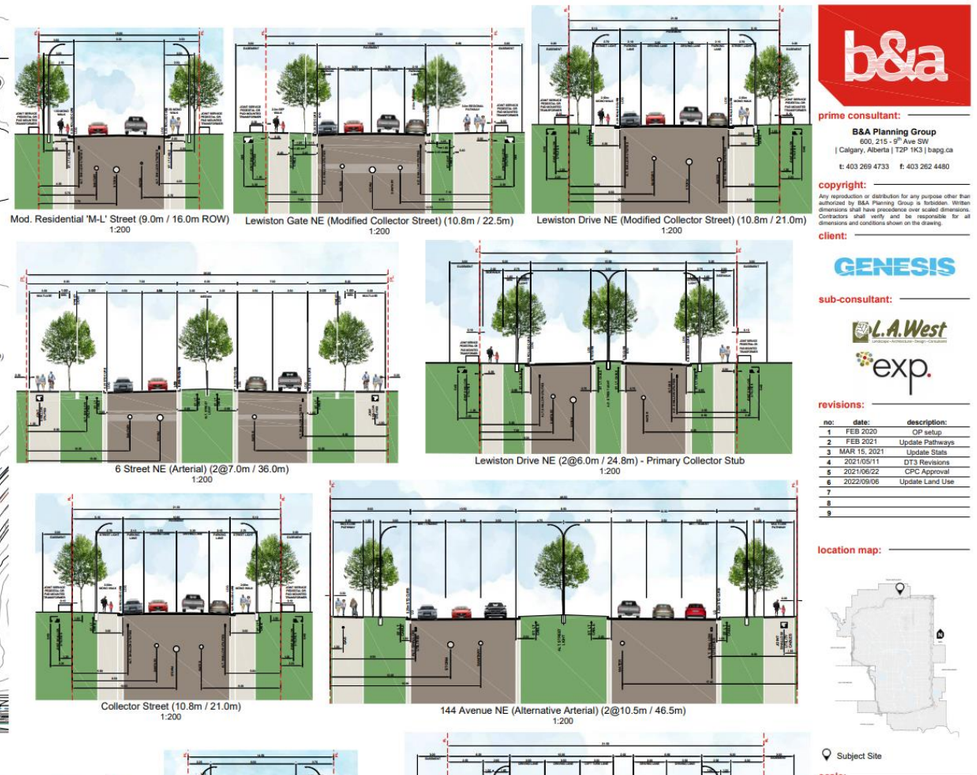
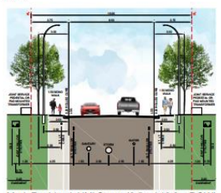
Attachment 2 – Revised Land Use Plan

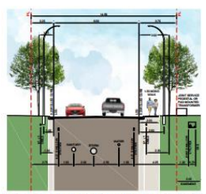


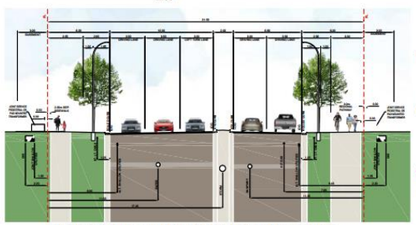


OUTLINE PLAN STATISTICS						
	Lot Width/ units per acre	Frontage	Hectares	Acres	Number of Lots/Units	% of GDA
	(m)/upa	(m)	(+/-)	(+/-)		
Total Area			54.15	133.81		
less S-UN (ER)			2.00	5.94		
Gross Developable Area			51.90	128.26		100.0%
Residential - Single Family			19.64	48.77		38.2%
Residential - Low Density Mixed Housing District (R-G)			24.70	61.23		
Anticipated number of lanes/ lots based on 7.2m lot width	7.20	1,460.10	8.13	12.77	190	
Anticipated number of lanes/ea lots based on 10.0m lot width	10.00	5,466.83	18.61	45.46	543	
					733	
Maximum number of lots based on 6.0m lot width	6.00	4,601.70			1157	
Residential - Low Density Mixed Housing District (R-Gm)			3.06	9.54		
Anticipated number of lots based on 9.1m lot width	9.10	1,175.54			180	
Maximum number of lots based on 6.0m lot width	6.00				330	
Total Frontage		6,107.24				
Multi-Family			1.12	2.56		2.3%
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				427	
Total Number of Units						
Anticipated					687	
Maximum					1427	
Density						
Anticipated			39.7 upha	9.4 upa		
Maximum			82.2 upha	19.2 upa		
Commercial			1.44	3.57		2.8%
Commercial - Neighbourhood 2 District (C-N2)			1.44	3.57		
Public Utility Lots			0.01	0.03		0.0%
Special purpose/ - City and Regional Infrastructure (S-CRI)			0.01	0.03		
Open Space**			6.04	12.69		10.7%
Special purpose/ - School, Park and Community (S-SPR) (MR)			1.93	3.76		
Special purpose/ - School, Park and Community (S-SPR) (MSR)			4.10	8.93		
Roadways and Lands			14.07	37.34		29.0%
144 Avenue Road Widening - Alternative Arterial (2@10.5m/46.5m)			1.06	2.62		
6 Street Road Widening - Modified Arterial (1 Thrd) 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 (1E,3&S 30.0 5m)			0.17	0.41		
Primary Collector Stub (2x6.0m/24.4m)			0.12	0.30		
Collector Street (10.8m/21.0m)			2.18	5.33		
Mod. Collector Street (10.8m/21.0m)			1.00	2.55		
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		
Walkway			0.13	0.33		

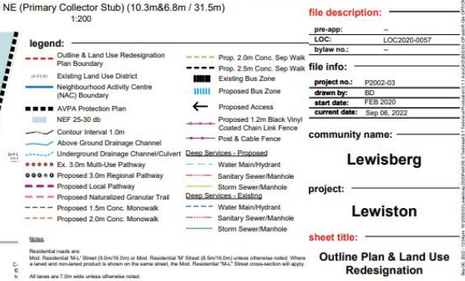
**Note: Area provided for MR represents 10% of gross developable area of SW02-26-01-W5M







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



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client: GENESIS

sub-consultant: L.A.West, exp.

revisions:

no:	date:	description:
1	FEB 2020	OP setup
2	FEB 2021	Update Pathways
3	MAR 15, 2021	Update Stats
4	2021/05/11	DT3 Revisions
5	2021/06/22	CPC Approval
6	2022/09/06	Update Land Use
7		
8		
9		

location map:

scale:
Meters 1:2500
0 25 50 75 100 125 150
*Unless Otherwise Noted

municipal address:
800 144 Avenue NE &
Ptn of 14900 6 Street NE

legal description:
North Half of SW ¼ Sec. 02-26-01-W5M
& Legal Subdivision 3 and 4 Sec 02-26-01-W5M

file description:
pre-app: –
LOC: LOC2020-0057
bylaw no.: –

file info:
project no.: P2002-03
drawn by: BD
start date: FEB 2020
current date: Sep 06, 2022

community name: Lewisberg

project: Lewiston

sheet title: Outline Plan & Land Use Redesignation