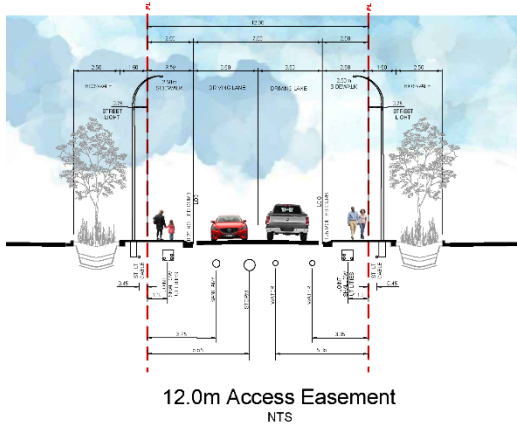
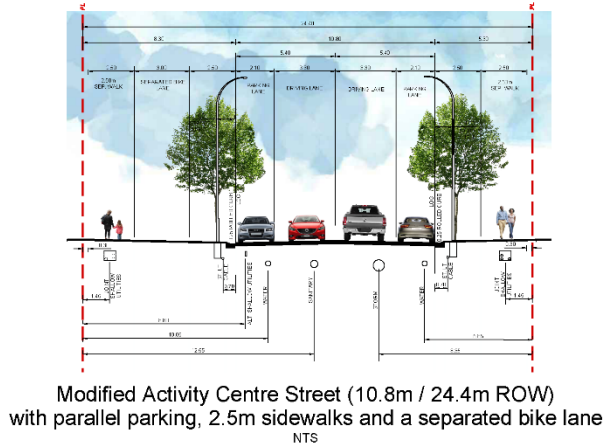
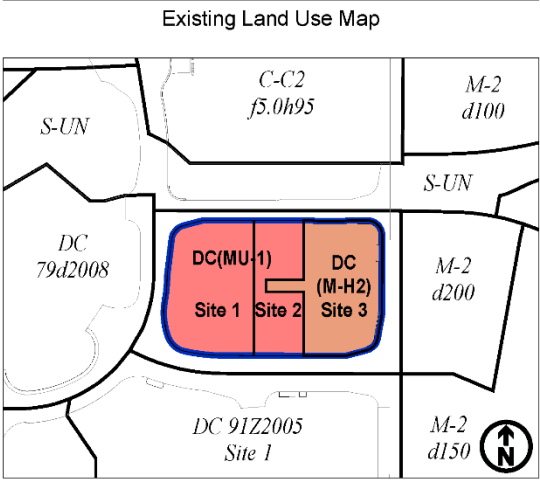
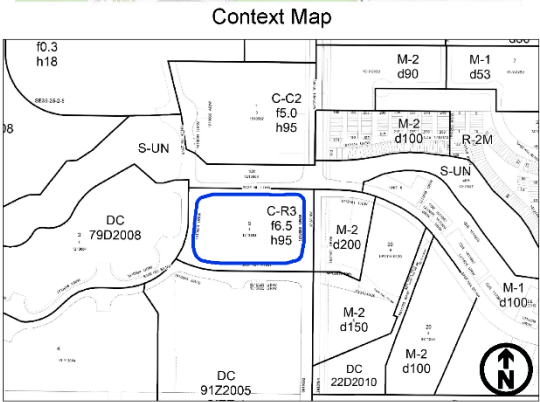
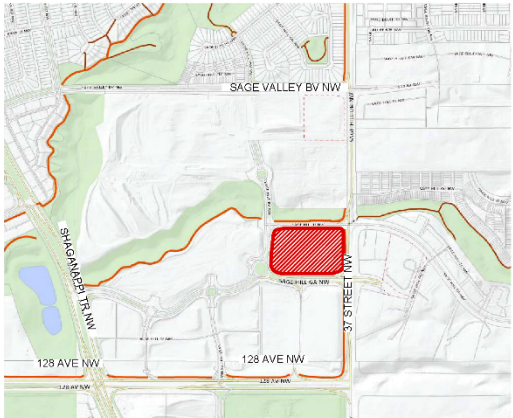
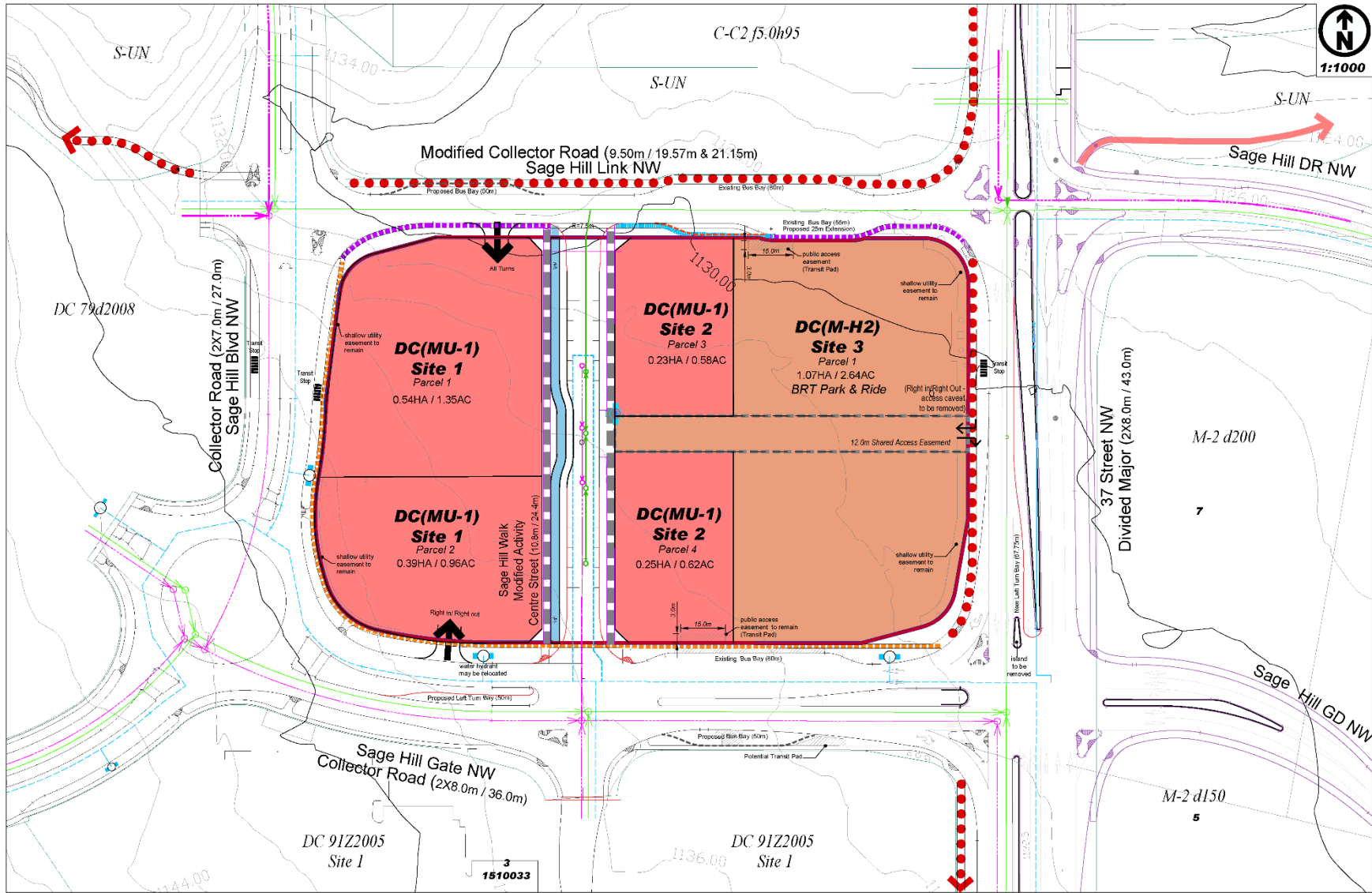


Proposed Outline Plan



OUTLINE PLAN STATISTICS				
96-Jun-19				
		# of units	area	bc
		anticipated	ha	bc
TOTAL AREA			2.82	6.97
Gross Developable Area (GDA)			2.82	6.97 100.0%
DC (MU-1) - Site 1			0.93	2.30 33.0%
Parcel 1 DC(MU-1) Anticipated density 107uph/43upa *		48	0.94	1.33
Parcel 2 DC(MU-1)			0.39	0.96
DC (MU-1) - Site 2			0.48	1.19 88.9%
Parcel 3 DC(MU-1) Anticipated density: 291uph/118upa *		64	0.23	0.57
Parcel 4 DC(MU-1) Anticipated Density: 283uph/111upa *		68	0.25	0.62
DC(M-H2) - Site 3			1.07	2.64 37.9%
Parcel 1 - BRT Park & Ride			1.07	2.64
Modified Activity Centre Street			0.82	2.03 29.1%
TOTAL NUMBER OF UNITS		180		
Density Anticipated - Site 1 & Site 2			63.9 uph	25.0 upa
INTENSITY		ppu	anticipated	
Population		2.2	396	
Home-based Jobs		3.8/100	7	
Civic and Retail Jobs		50sm/empl	232	
Total People & Jobs			635	
People & Jobs per Hectare **			283	

* Anticipated density is based on the anticipated development program and will be confirmed through the Master Plan Process.
** Intensity is based on the Symons Valley ASP policy 5.13.2(d)(ii) that a Park and Ride facility may be excluded from the intensity calculation



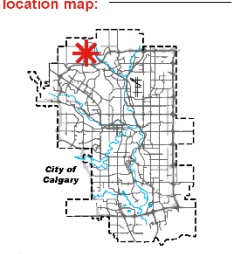
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sub-consultant:
kasian **WATT**
Consulting Group
exp.

revisions:		
no.	date:	description:
1	20-12-2017	Pre-application Mtg
2	05-06-2018	Submit OP
3	11-02-2019	Re-Submit OP DTR1
4	09-04-2019	Re-Submit OP DTR2
5		
6		
7		
8		
9		



* Subject Site
scale:
0 10 20 30 40 50
SCALE 1:800

municipal address:
251 Sage Hill Boulevard NW

legal description:
Lot 1 Block 5 Plan 121 3664

file description:
pre-app: PE2017-01565
LOC: 2018-0157
bylaw no.: --
file info:
project no.: C2083
drawn by: EB, JB
start date: Aug 10, 2017
current date: Jun 04, 2019

project:

Symons Valley Civic & Mixed Use Centre

sheet title:

Outline Plan and Land Use Redesignation

exhibit no.:

1.0