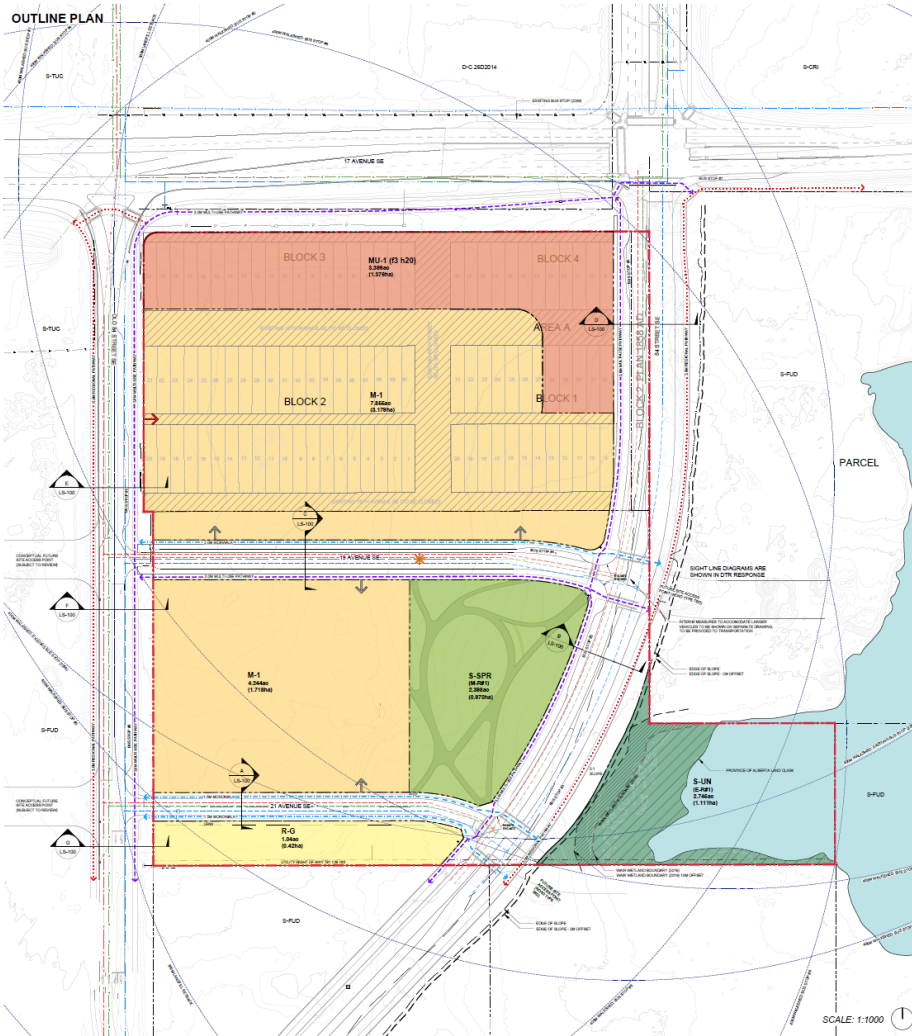


Approved Outline Plan



OUTLINE PLAN STATISTICS

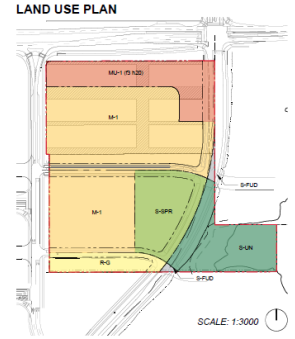
	ACRES	HECTARES	% OF GDA	% OF TOTAL AREA
TOTAL AREA	26,724	10,815	100.00%	100.00%
LESS S-UN (R-1)	2,745	1,111		10.27%
GROSS DEVELOPABLE AREA (GDA)	23,979	9,704	100.00%	89.73%
MU-1 (R-120)	3,399	1,376	14.175%	12.719%
MIXED USE - GENERAL DISTRICT				
M-1	12,099	4,896	52.457%	45.274%
MULTI-RESIDENTIAL - LOW PROFILE				
R-G	1,045	0,421	4.336%	3.891%
LOW DENSITY MIXED HOUSING				
S-SPR (R-101)				
REQUIRED - OPEN SPACE (10% OF GDA)	2,398	0,970	10.00%	8.973%
PROVIDED - LARGE CENTRAL PARK	2,398	0,970	10.00%	8.973%
PUBLIC DEDICATION				
ROADWAYS	5,043	2,041	21.032%	18.974%

DENSITY & INTENSITY

	UNITS	JOB	PEOPLE	JOB & PEOPLE / HA
MU-1	276	44	486	
Anticipated number of units (200 gpi)	276			
Anticipated number of jobs (1:1 person)		44		
Anticipated number of people (1:1 person)			44	
M-1	286	18	486	
Anticipated number of units (100 gpi)	286			
Anticipated number of jobs (2:1 person)		18		
Anticipated number of people (1:1 person)			18	
R-G	8	8	48	
Anticipated number of units (40 gpi)	8			
Anticipated number of jobs (2:1 person)		8		
Anticipated number of people (1:1 person)			8	
TOTALS	566	70	1026	

LAND USE STATISTICS

	ACRES	HECTARES
S-PUO to MU-1 (R-120)	3,151	1,275
S-PUO to M-1	11,300	4,593
S-PUO to S-UN	3,743	1,515
S-PUO to S-SPR	3,477	1,407
S-PUO to R-G	1,517	0,614
S-PUO to remain	0,172	0,070
Undesignated road right-of-way to MU-1	0,756	0,306
Undesignated road right-of-way to M-1	2,589	1,036
Total Area	26,724	10,815



- NOTES**
- The City's Wetland Assessment and Impact Report (WAIR) wetland boundaries (with 10.0m and 30.0m offsets), as well as the Province of Alberta and Canadian Wetland boundaries (with 10.0m and 30.0m offsets) are not shown, as field work and surveys by the applicant are required to determine exact locations.
 - The right-of-way area within the WAIR 30.0m offset is intended to be planted with a native species mix, improving the biodiversity and ecological resilience of the environmental reserve.
 - Significant planting (3:1) will be required to grade the area between the street and the environmental reserve wetland. The kind of substrate for contributory grading work is 2:1:1 (shall) from the bottom of the slope. This 2:1:1 shall has been included within the environmental reserve as the result of the City, in order to secure the 10m minimum setback from the edge of the wetland.
 - General roadway configurations are shown only in their conceptual, ultimate condition, as assumed functional layout of these roadways is ongoing, interim and ultimate roadway designs will be developed within this process, and will be included in the next submission.

RIGHT OF WAY CROSS-SECTIONS
SCALE: 1:200

