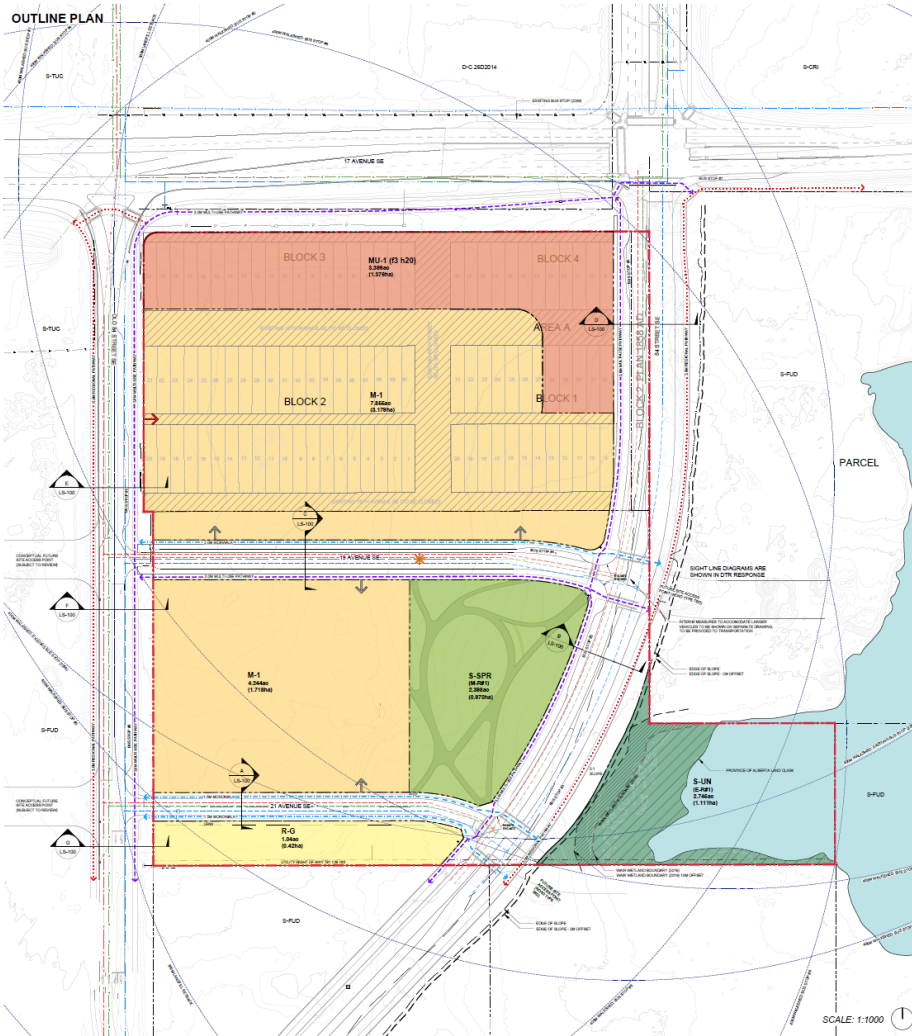


Approved Outline Plan



OUTLINE PLAN STATISTICS

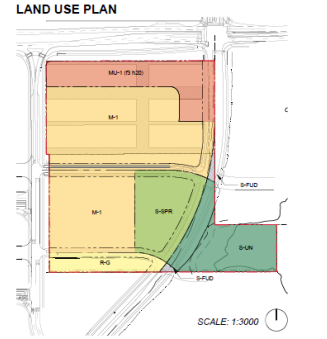
	ACRES	HECTARES	% OF GDA	% OF TOTAL AREA
TOTAL AREA	26,724	10,815	100.00%	100.00%
LESS S-SPR (M-RE)	2,745	1,111		10.27%
GROSS DEVELOPABLE AREA (GDA)	23,979	9,704	100.00%	89.73%
MU-1 (R-120)	3,399	1,376	14.175%	12.719%
MIXED USE - GENERAL DISTRICT				
M-1	12,099	4,896	52.457%	45.274%
MULTI-RESIDENTIAL - LOW PROFILE				
R-G	1,045	0,421	4.336%	3.891%
LOW DENSITY MIXED HOUSING				
S-SPR (M-RE)				
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	14	186	
Anticipated number of units (200 up)	276			
Anticipated number of jobs (1.1 person)		14		
Anticipated number of people (1.1 person)			186	
M-1	286	18	186	
Anticipated number of units (100 up)	286			
Anticipated number of jobs (2.4 person)		18		
Anticipated number of people (2.4 person)			186	
R-G	80	8	80	
Anticipated number of units (100 up)	80			
Anticipated number of jobs (1.0 person)		8		
Anticipated number of people (1.0 person)			80	
TOTALS	642	40	452	

LAND USE STATISTICS

	ACRES	HECTARES
S-SPR to MU-1 (R-120)	3,151	1,275
S-SPR to M-1	11,300	4,593
S-SPR to S-UN	3,743	1,515
S-SPR to S-SPR	3,477	1,407
S-SPR to R-G	1,517	0,614
S-SPR 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 Crown lands have been shown on the Outline Plan. WAIR wetland boundaries outside the project parcel 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 (steeper than the bottom of the slope). This 2:1 offset 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

