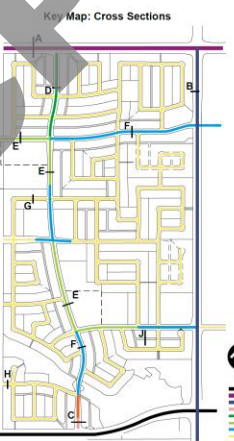
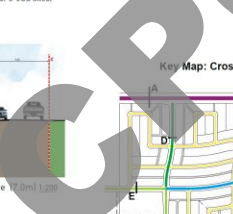
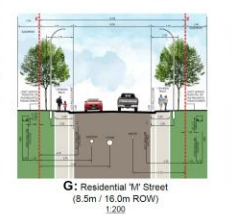
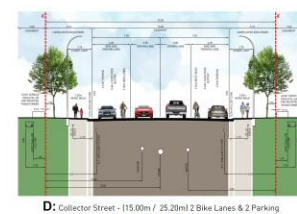
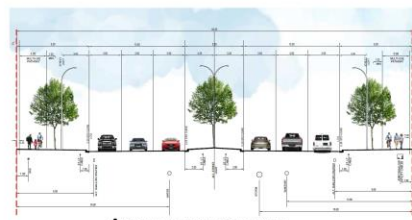
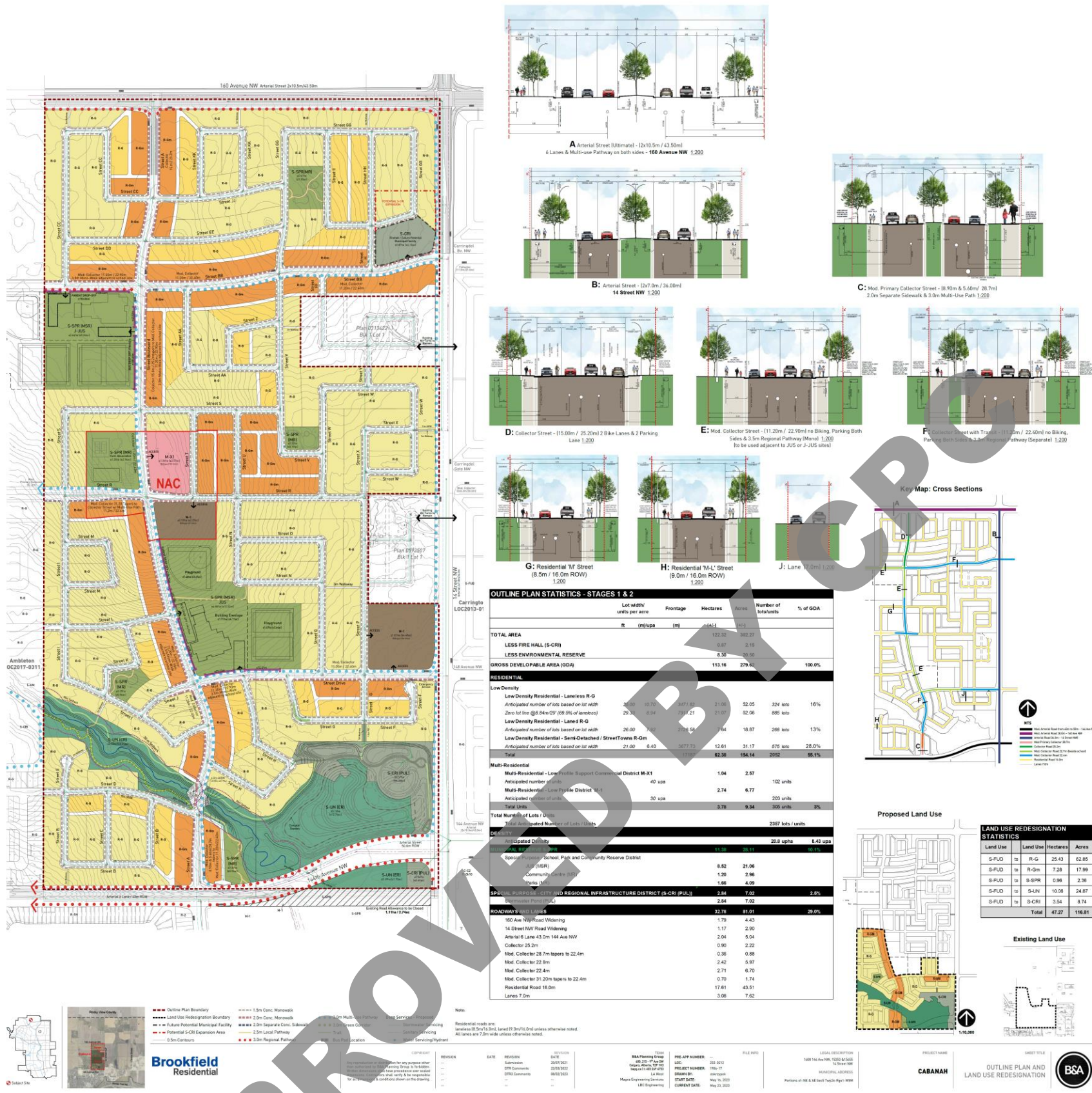


Approved Outline Plan



OUTLINE PLAN STATISTICS - STAGES 1 & 2						
	Lot width / units per acre	Frontage	Hectares	Acres	Number of lots/units	% of GDA
	ft	(m/acre)	(ha)	(ac)	(#)	
TOTAL AREA			122.32	302.27		
LESS FIRE HALL (S-CR)			0.07	2.15		
LESS ENVIRONMENTAL RESERVE			8.30	20.60		
GROSS DEVELOPABLE AREA (GDA)			113.98	279.47		100.0%
RESIDENTIAL						
Low Density						
Low Density Residential - Low Density R-G			26.00	64.70	247.00	21.00%
Anticipated number of lots based on lot width					52.05	324 lots
Zero lot line @ 8.8m/20' (65.0% of lotwidth)			29.24	72.41	61.07	52.06%
Low Density Residential - Low Density R-G			26.00	64.70	247.00	21.00%
Anticipated number of lots based on lot width					18.87	205 lots
Low Density Residential - Semi-Detached / Street/Townhouse R-Gm			21.00	52.40	307.75	26.61%
Anticipated number of lots based on lot width					12.61	579 lots
Total			113.98	279.47	194.14	69.15%
Multi-Residential						
Multi-Residential - Low Density Support Commercial District M-X1			1.04	2.57		
Anticipated number of units					40	102 units
Multi-Residential - Low Density District M-X1			2.74	6.77		
Anticipated number of units					30	203 units
Total Units					3.78	9.34
Total Number of Lots / Units						2397 lots / units
DENSITY						
Anticipated Density			11.35	26.11		6.43 upa
ROADWAY AND LANES						
150 Ave NW Road Widening			1.79	4.43		
14 Street NW Road Widening			1.17	2.90		
Arterial 8 Lane 43.0m 144 Ave NW			2.04	5.04		
Collector 25.20m			0.90	2.22		
Mod. Collector 28.7m tapers to 22.4m			0.36	0.88		
Mod. Collector 22.4m			2.42	5.97		
Mod. Collector 22.4m			2.71	6.70		
Mod. Collector 31.20m tapers to 22.4m			0.70	1.74		
Residential Road 16.0m			17.61	43.51		
Lanes 7.0m			3.08	7.62		

Proposed Land Use			
Land Use	Land Size	Hectares	Acres
S-FUD to R-G		25.43	62.85
S-FUD to R-Gm		7.28	17.99
S-FUD to S-FPM		0.96	2.38
S-FUD to S-LN		10.29	24.87
S-FUD to S-CR		3.54	8.74
Total		47.27	116.81

Brookfield Residential

Project Name: CABANAH
Project Address: 144 Avenue NW, 150 Avenue NW, 155 Avenue NW, 160 Avenue NW
Project File: CABANAH
Project Start Date: May 16, 2023
Project End Date: May 31, 2023

APPROVED

