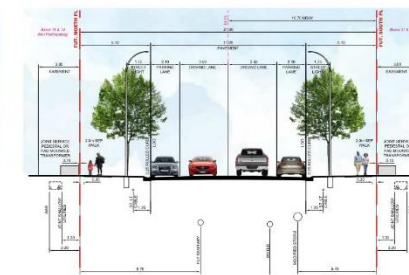
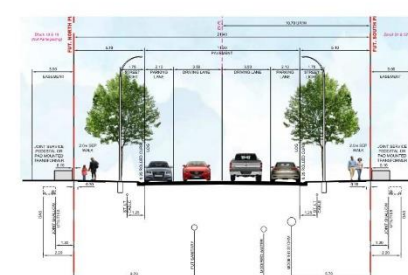
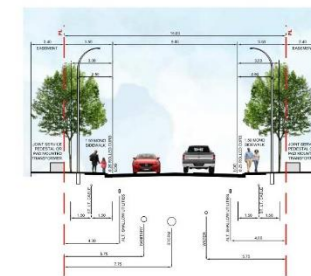
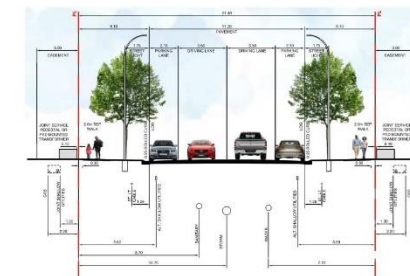
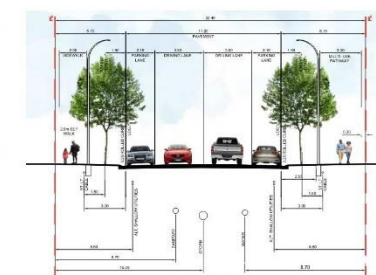
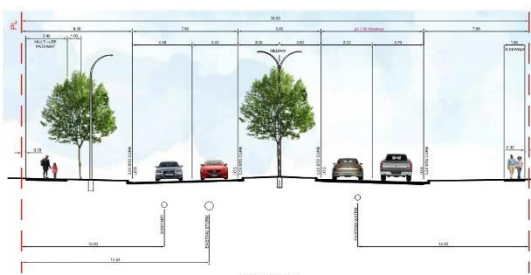
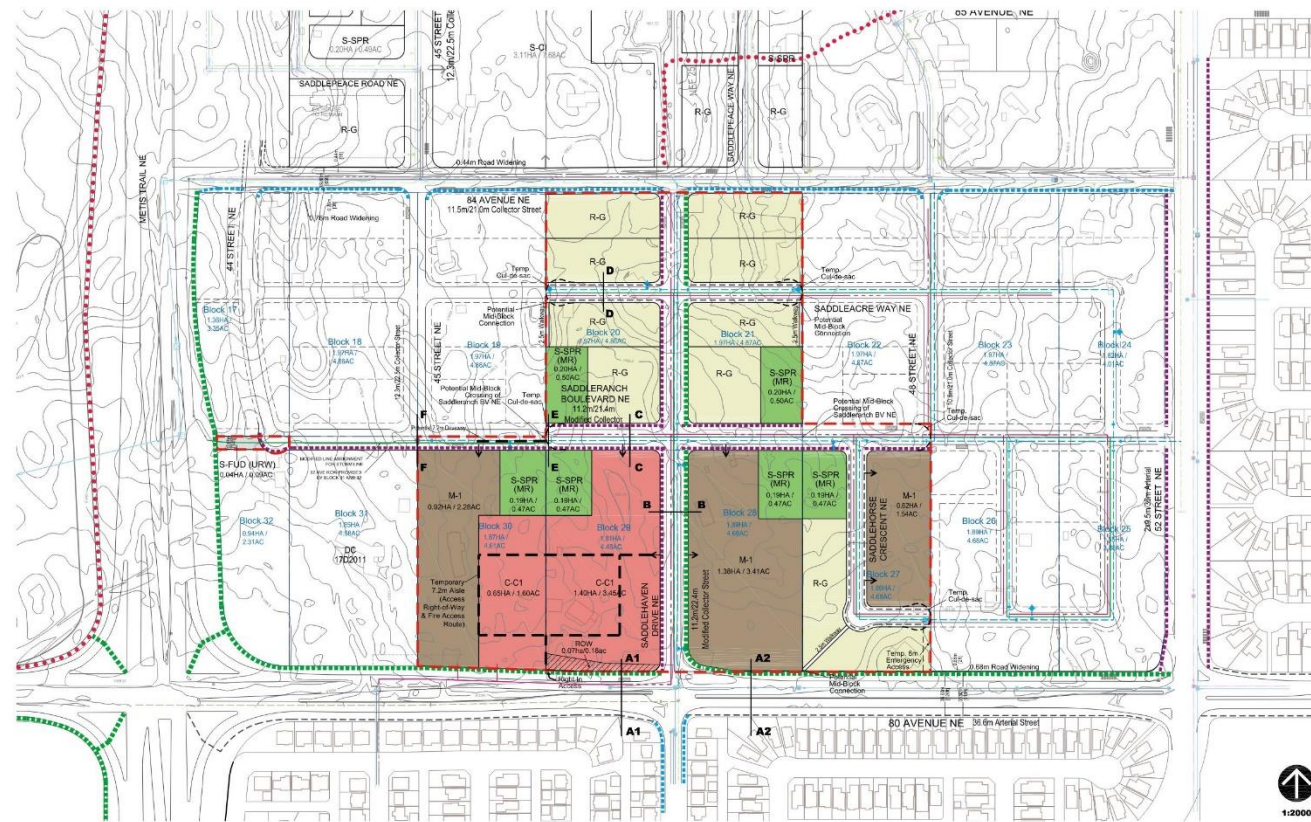
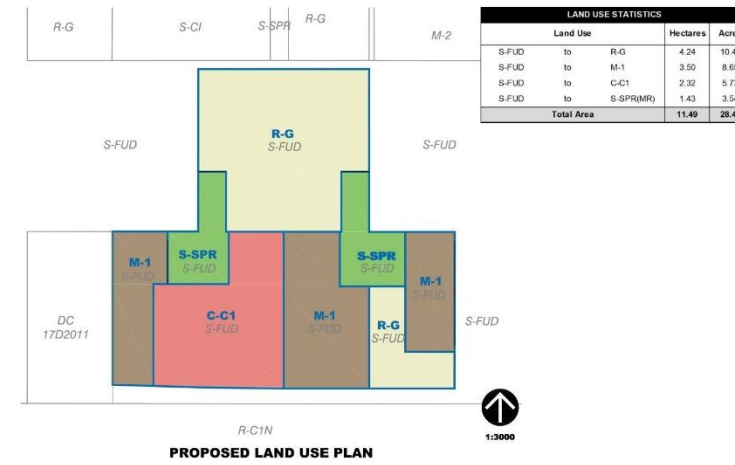


# Proposed Outline Plan



OUTLINE PLAN STATISTICS						
	Lot Width/units per acre	Frontage	Hectares	Acres	Number of Lots/Units	% of GDA
Total Area			11.67	28.83		
Gross Developable Area			11.67	28.83		100.0%
<b>Residential</b>						
Residential - Low Density Mixed Housing District (R-G)			6.15	15.19		52.7%
Anticipated number of laneless lots based on 7.92m lot width	7.92	868	3.22	7.96	110	
Maximum number of lots based on 5.0m lot width	5.00				774	
Total Frontage		886				
<b>Multi-Residential - Low Profile (M-1)</b>						
Anticipated number of units	28 upa		2.93	7.23	202	
Maximum number of units	60 upa				434	
Total Number of Units					312	
Anticipated					697	
Maximum						
<b>Density</b>						
Anticipated		26.7 upha		10.8 upa		
Maximum		52.1 upha		21.1 upa		
<b>Commercial</b>						
Commercial - Community 1 District (C-C1)			2.04	5.05		17.8%
Open Space			1.17	2.88		10.0%
Special Purpose - School, Park and Community Reserve (S-SPR) (MR)			1.17	2.88		
Pipe URW			0.04	0.09		0.3%
Special Purpose - Future Urban Development District (S-FUD) (URW)			0.04	0.09		
Roadways and Lanes			2.27	5.62		19.5%



LAND USE STATISTICS				
Land Use	to	Hectares	Acres	
S-FUD	to	R-G	4.24	10.48
S-FUD	to	M-1	3.90	9.65
S-FUD	to	C-C1	2.32	5.73
S-FUD	to	S-SPR(MR)	1.43	3.54
Total Area		11.89	29.40	

**Legend:**

- Outline Plan Boundary
- Land Use Plan Boundary
- Contour Interval 0.5m
- 1.5m Mono Sidewalk
- 2.0m Mono Sidewalk
- 2.0m Separate Sidewalk
- 3.0m Multi-Use Pathway
- Site Access
- Right In Access
- 2m Type C Bus Zones (3m/3m Bus Pad)
- Existing Buildings
- Deep Services - Existing
- Deep Services - Proposed
- Stormwater Servicing
- Sanitary Servicing
- Water Servicing/Hydrant

**Notes:** Residential roads are 9.0m/16.0m unless otherwise noted.

**Project Information:**

Project Name: Saddle Ridge Cell D
 Sheet Title: OUTLINE PLAN AND LAND USE REDESIGNATION

**Revision Table:**

REVISION	DATE	REVISION	DATE
1	11/08/2023	1	11/08/2023
2	11/08/2023	2	11/08/2023
3	11/08/2023	3	11/08/2023
4	11/08/2023	4	11/08/2023
5	11/08/2023	5	11/08/2023

**Legal Description:** Plan 67784W Blocks 25-22 & 27-30, 32 (inclusive)

**Project Details:** BSA Planning Group, 4911, 4907 & 2029 84 Avenue NE, 4920, 4794, 4820, 4824 & 2020 80 Avenue NE