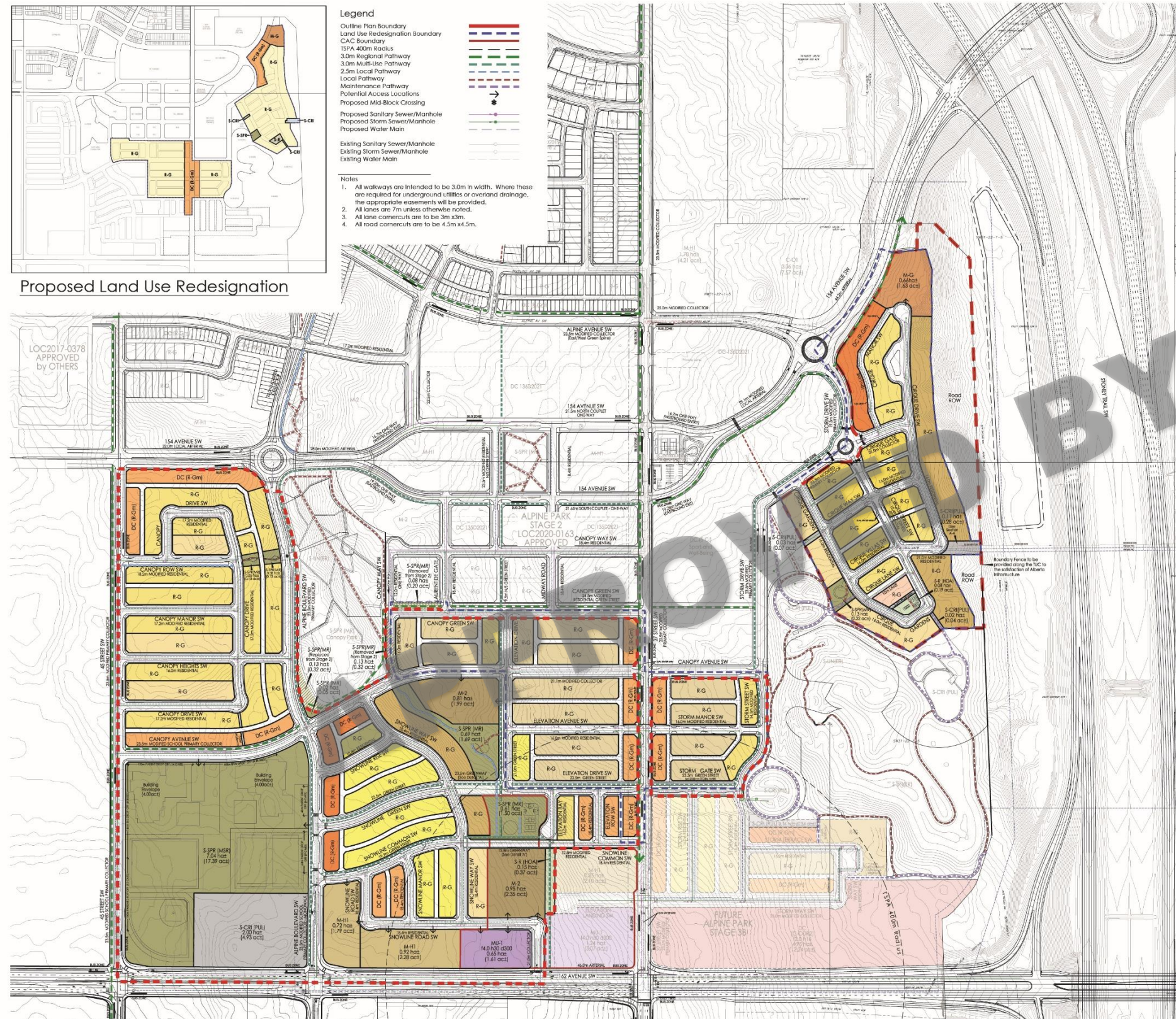


# Approved Outline Plan



- Legend**
- Outline Plan Boundary
  - Land Use Redesignation Boundary
  - CAC Boundary
  - 15PA 400m Radius
  - 3.0m Regional Pathway
  - 3.0m Multi-Use Pathway
  - 2.5m Local Pathway
  - Local Pathway
  - Maintenance Pathway
  - Potential Access Locations
  - Proposed Mid-Block Crossing
  - Proposed Sanitary Sewer/Manhole
  - Proposed Storm Sewer/Manhole
  - Proposed Water Main
  - Existing Sanitary Sewer/Manhole
  - Existing Storm Sewer/Manhole
  - Existing Water Main

- Notes**
- All walkways are intended to be 3.0m in width. Where this is not required for underground utilities or overland drainage, the appropriate easements will be provided.
  - All lanes are 7m unless otherwise noted.
  - All lane commercial are to be 3m x 3m.
  - All road corners are to be 4.5m x 4.5m.

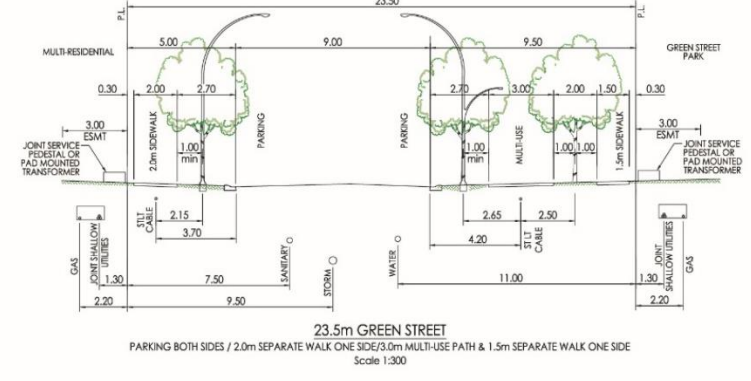
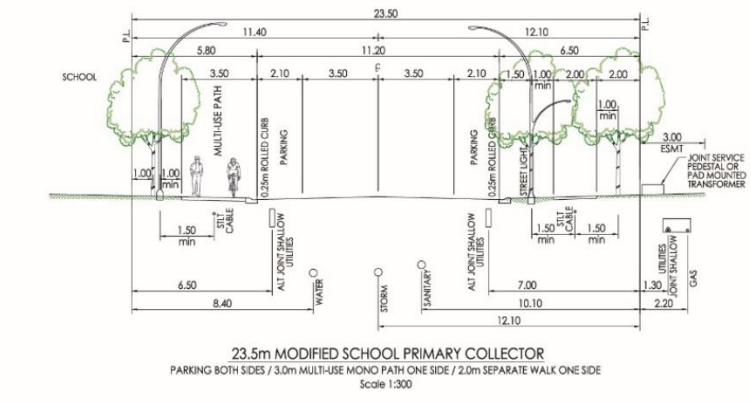
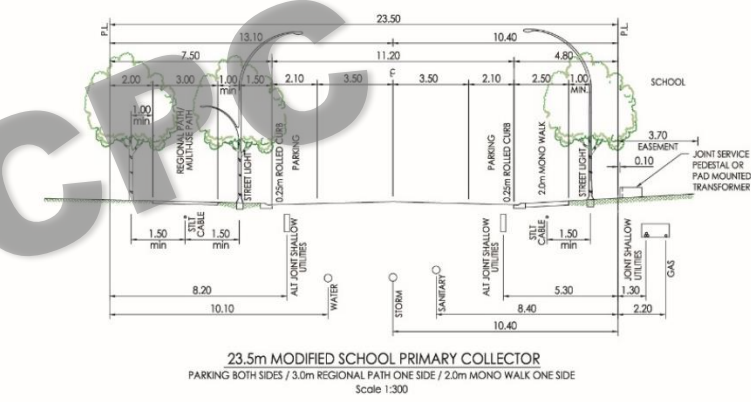
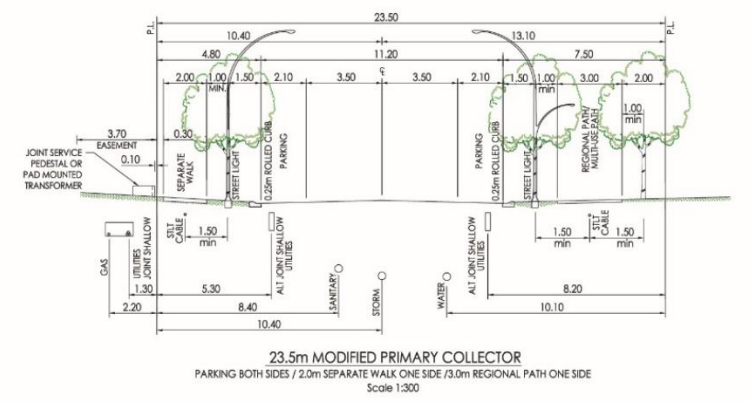
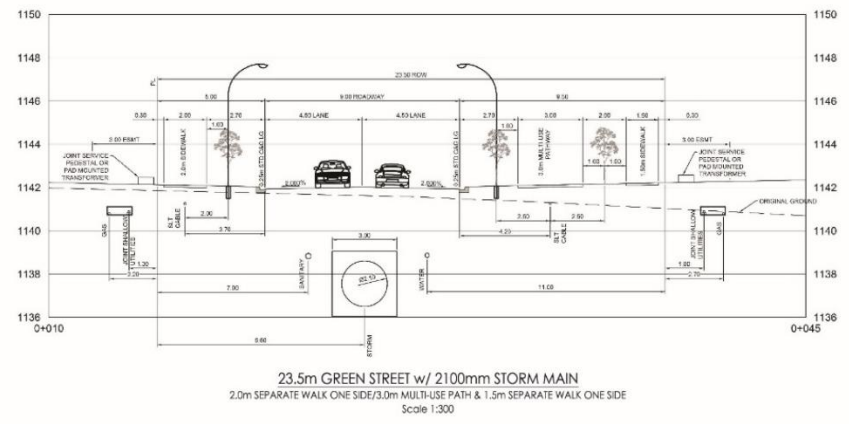
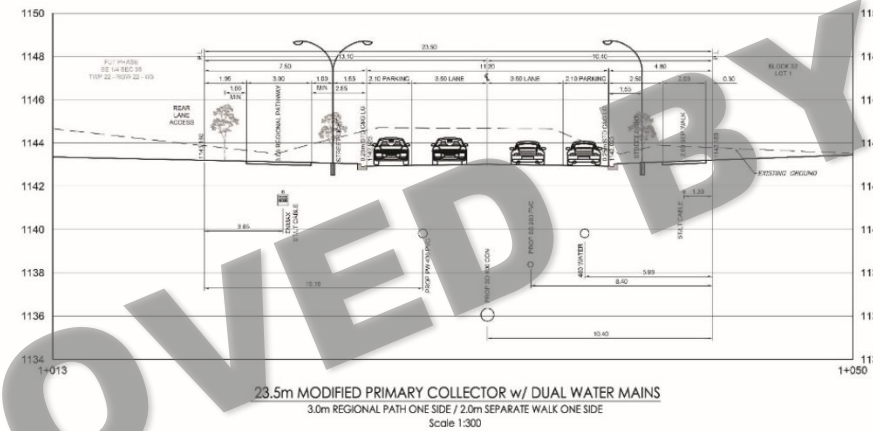
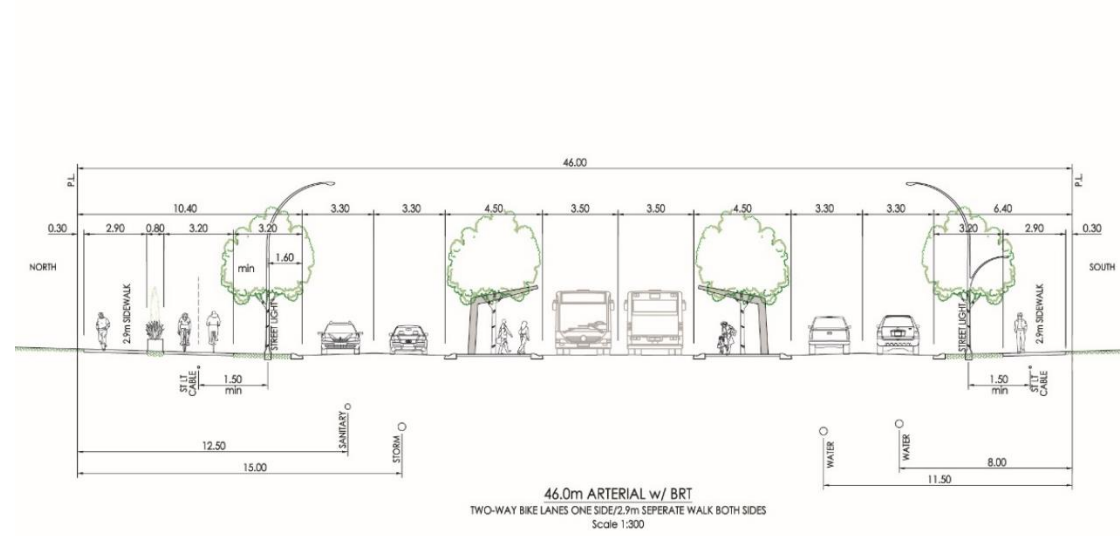
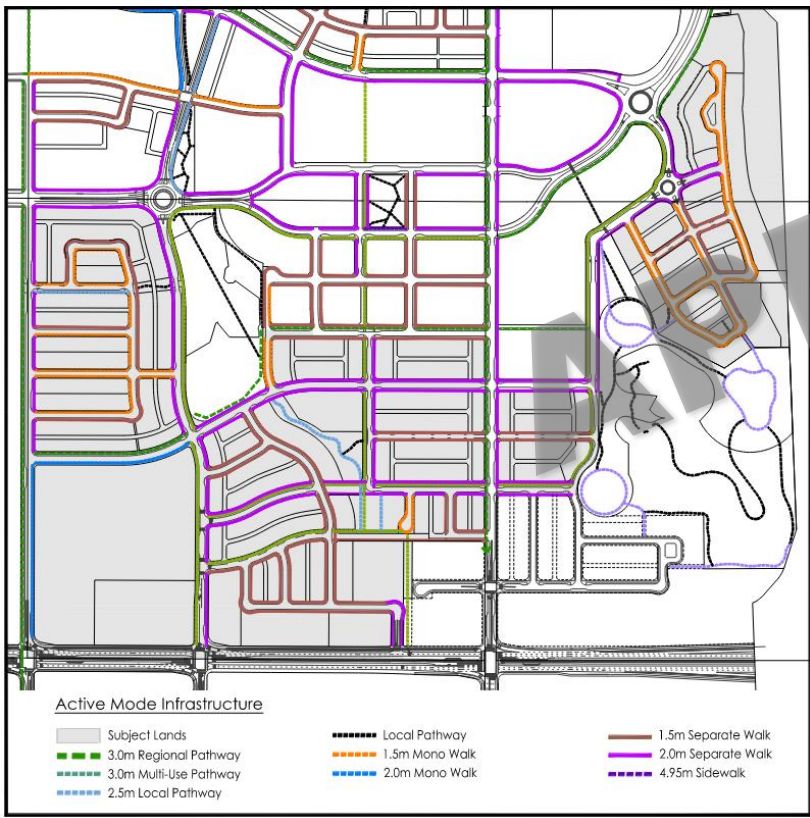
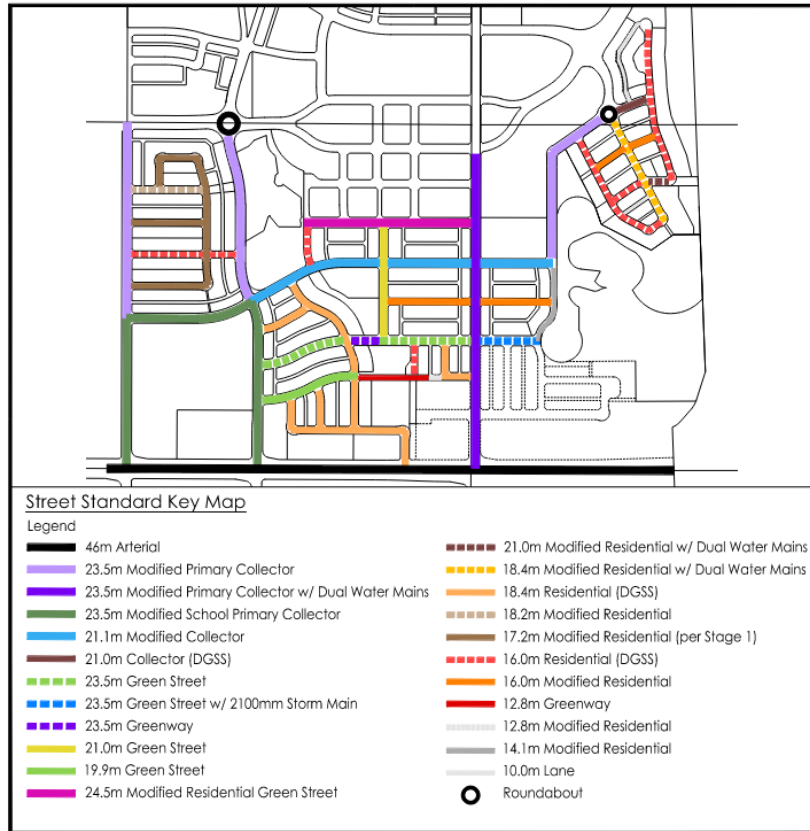
Proposed Land Use Redesignation

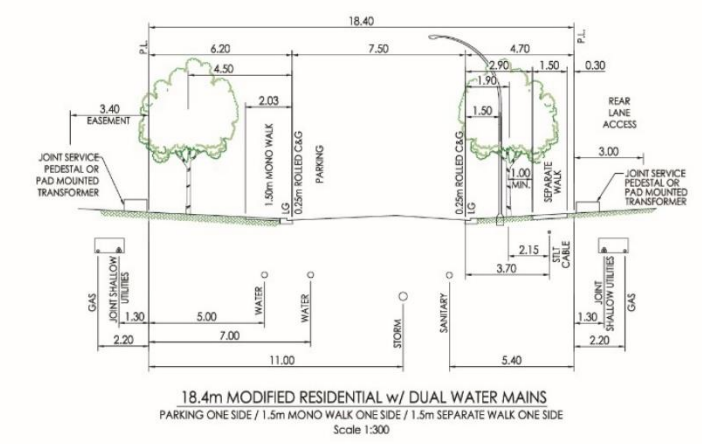
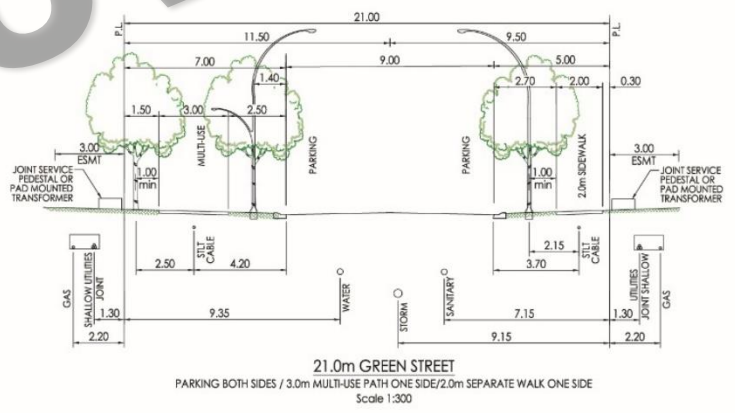
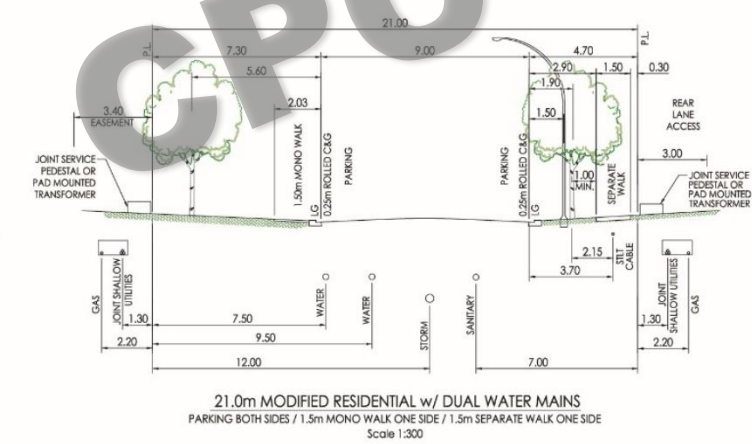
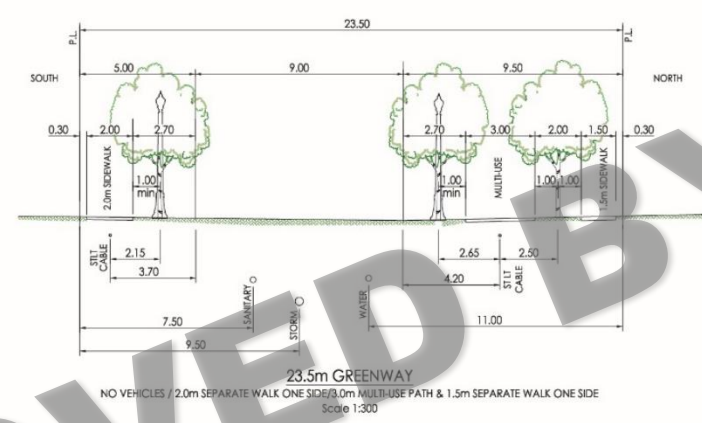
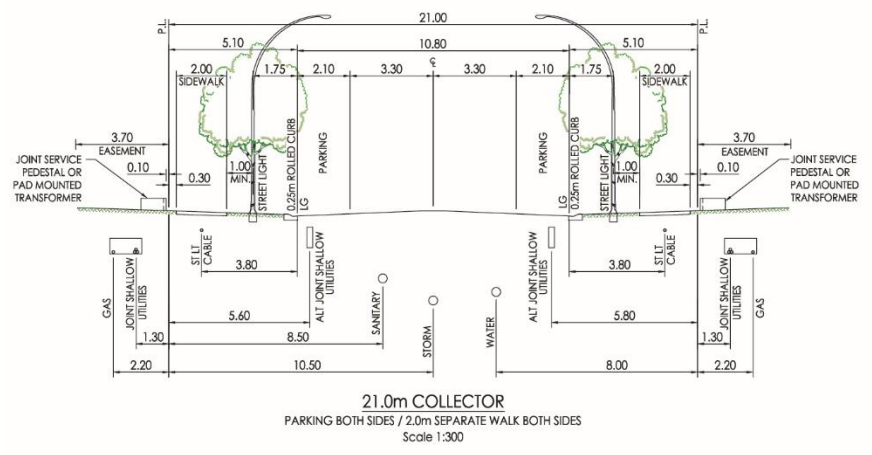
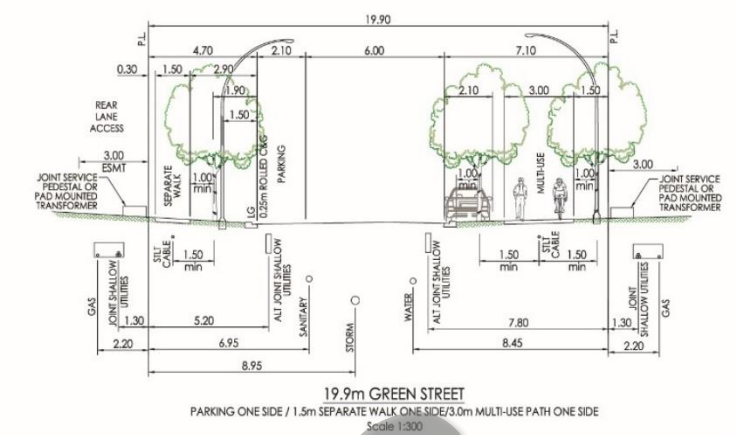
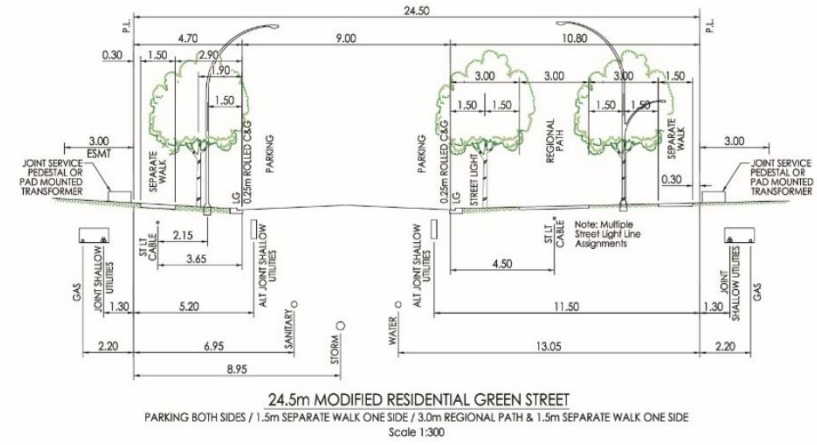
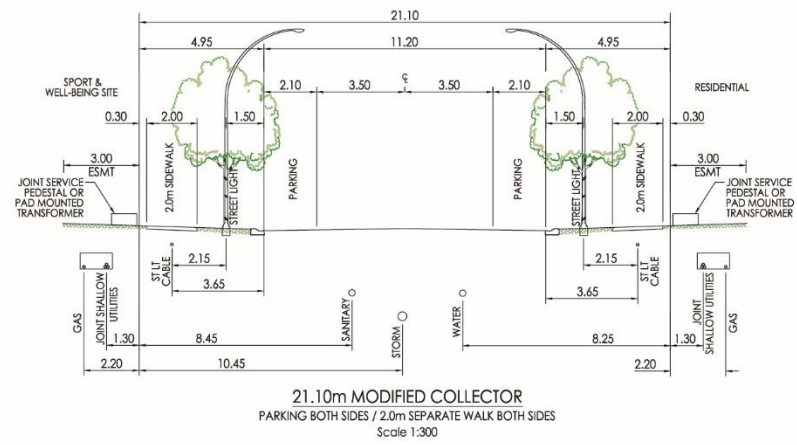


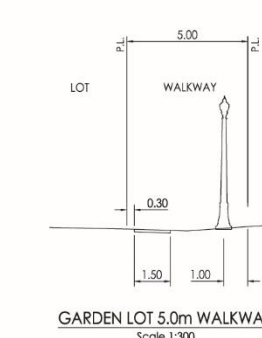
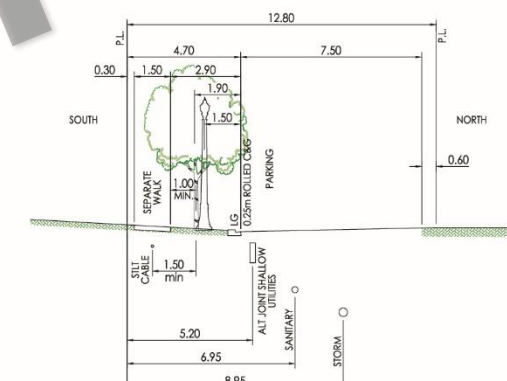
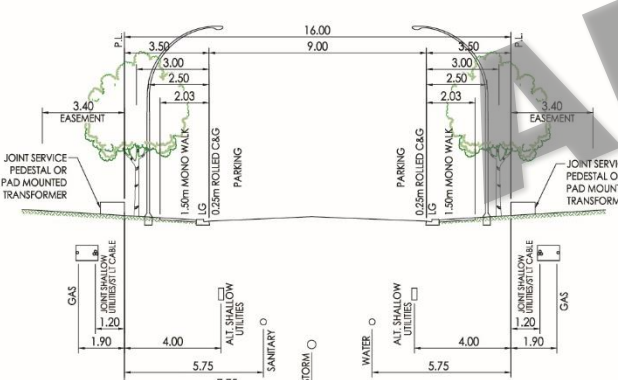
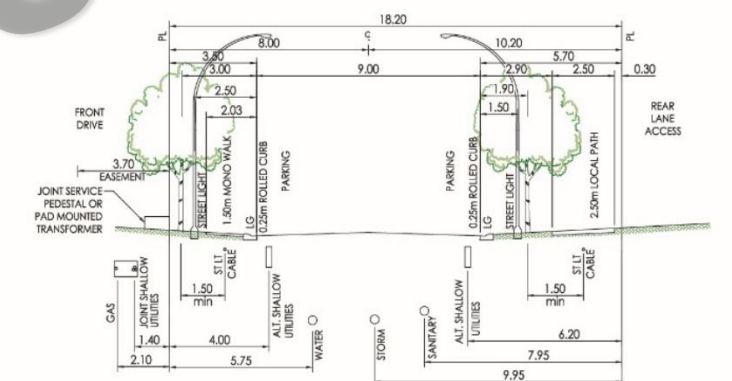
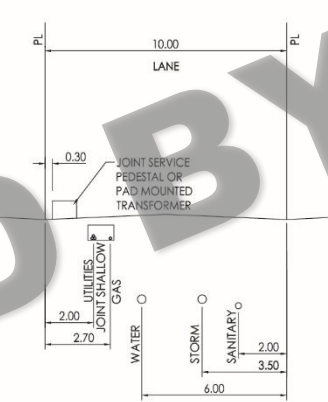
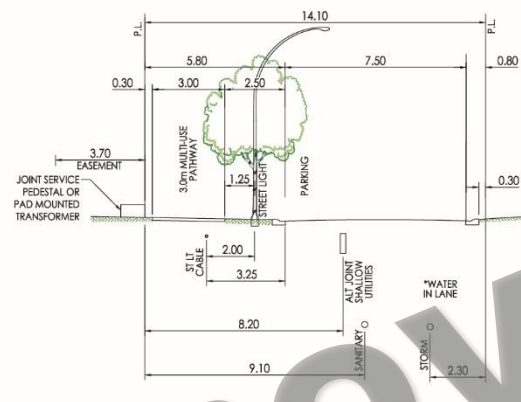
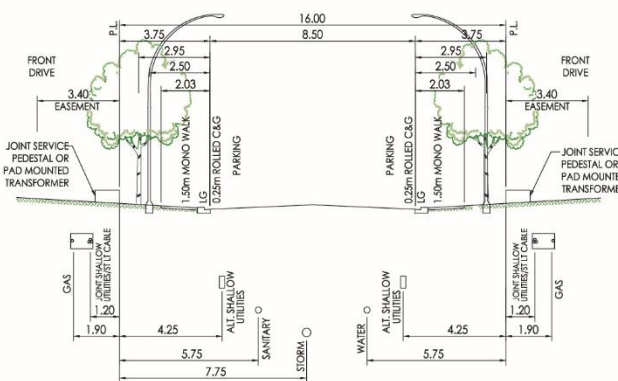
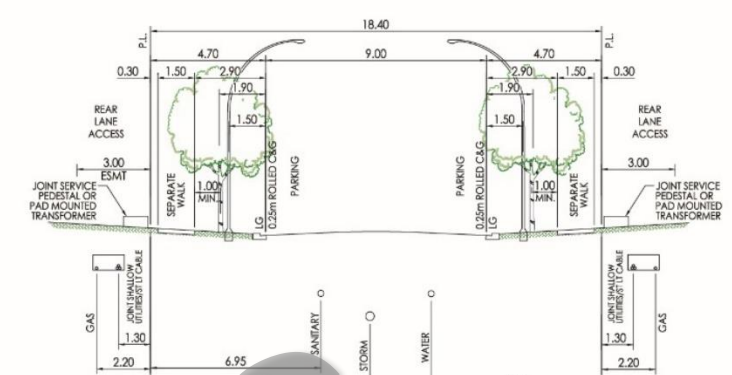
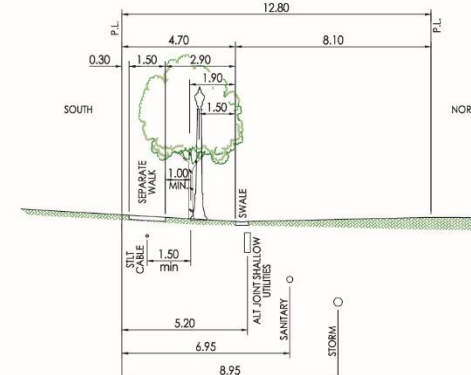
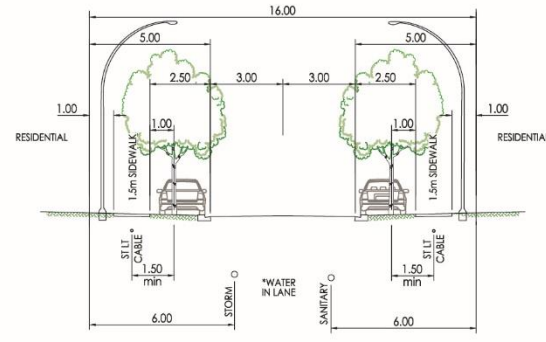
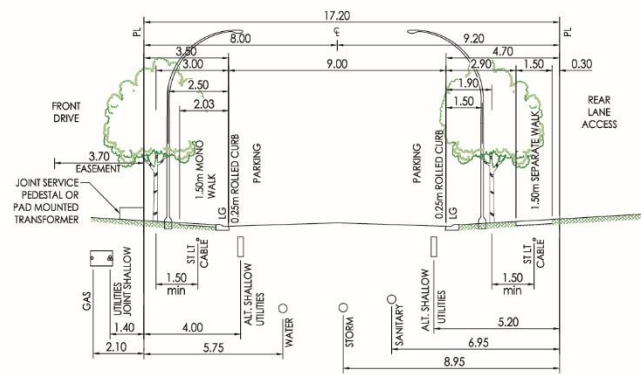
OUTLINE PLAN STATISTICS			
GROSS DEVELOPABLE AREA (GDA)	62.47 ha	154.37 ac	100.0%
<b>RESIDENTIAL</b>	<b>28.54 ha</b>	<b>70.55 ac</b>	<b>45.7%</b>
<b>Low Density</b>	<b>24.48 ha</b>	<b>60.81 ac</b>	<b>39.2%</b>
<b>R-G - 26m Vintage Wide Laned</b>	4.44 ha	10.97 ac	1664m 105 units
<b>R-G - 27m Laned</b>	2.64 ha	6.53 ac	934m 79 units
<b>R-G - 27m Laness</b>	1.87 ha	4.62 ac	656m 52 units
<b>R-G - 30m Vintage Wide Laness</b>	2.50 ha	6.17 ac	815m 51 units
<b>R-G - 31m 31m Laned</b>	1.49 ha	3.67 ac	479m 42 units
<b>R-G - 32m 31m Laned</b>	1.93 ha	4.81 ac	1529m 198 units
<b>R-G - 32m Laness</b>	2.69 ha	6.65 ac	676m 59 units
<b>R-G Garden</b>	0.15 ha	0.36 ac	52m 3 units
<b>DC (R-Gm) - 21.5m</b>	2.71 ha	6.70 ac	1255m 228 units
<b>DC (R-Gm) - 24.0m</b>	1.10 ha	2.72 ac	447m 81 units
<b>Total Heritage</b>			8,307m
<b>Multi-Residential</b>	<b>4.06 ha</b>	<b>10.04 ac</b>	<b>6.5%</b>
<b>M-G</b>	0.66 ha	1.63 ac	33 units 53 units
<b>M-H1</b>	1.65 ha	4.07 ac	346 units 659 units
<b>M-2</b>	1.76 ha	4.34 ac	176 units 527 units
<b>MIXED-USE</b>	<b>0.65 ha</b>	<b>1.61 ac</b>	<b>1.0%</b>
<b>MU-1 H0 H30 d300</b>	0.65 ha	1.61 ac	147 units 195 units
<b>TOTAL UNITS</b>			Anticipated Maximum
<b>DENSITY</b>	Anticipated:	1621 units 42.47 ha (154.37 ac)	1621 units 2903 units
		= 25.9 upha = 10.5 upac	= 46.5 upha = 18.8 upac
<b>CREDIT OPEN SPACE</b>	<b>8.58 ha</b>	<b>21.20 ac</b>	<b>13.7%</b>
<b>S-SPR Detained from Stage 2 (LOC2020-0143)</b>	0.78 ha	1.92 ac	1.2%
<b>S-SPR Removed from Stage 2/Replaced in Stage 3A</b>	0.08 ha	0.20 ac	0.1%
<b>S-SPR - 10% of Stage 3A GDA</b>	6.25 ha	15.44 ac	10.0%
<b>S-SPR - Dedicated for Future Stage 3B</b>	1.47 ha	3.64 ac	2.4%
<b>NON-CREDIT OPEN SPACE</b>	<b>0.23 ha</b>	<b>0.56 ac</b>	<b>0.4%</b>
<b>S-R - Non-Credit Open Space</b>	0.23 ha	0.56 ac	
<b>PUBLIC DEDICATION</b>	<b>24.47 ha</b>	<b>60.45 ac</b>	<b>39.2%</b>
<b>S-CH</b>	2.15 ha	5.32 ac	
<b>Roads and Lanes</b>	22.32 ac	55.13 ac	35.7%

LAND USE STATISTICS		
S-SPR to R-G	0.26 ha	0.64 ac
S-FUD to R-G	17.11 ha	42.29 ac
S-FUD to DC (R-Gm)	3.13 ha	7.75 ac
S-FUD to M-G	0.86 ha	2.13 ac
S-FUD to S-SPR	0.16 ha	0.39 ac
S-FUD to S-CH	0.19 ha	0.48 ac
S-FUD to S-R	0.17 ha	0.41 ac
<b>Total Redesignation</b>	<b>21.88 ha</b>	<b>54.07 ac</b>









APPROVED BY CPC