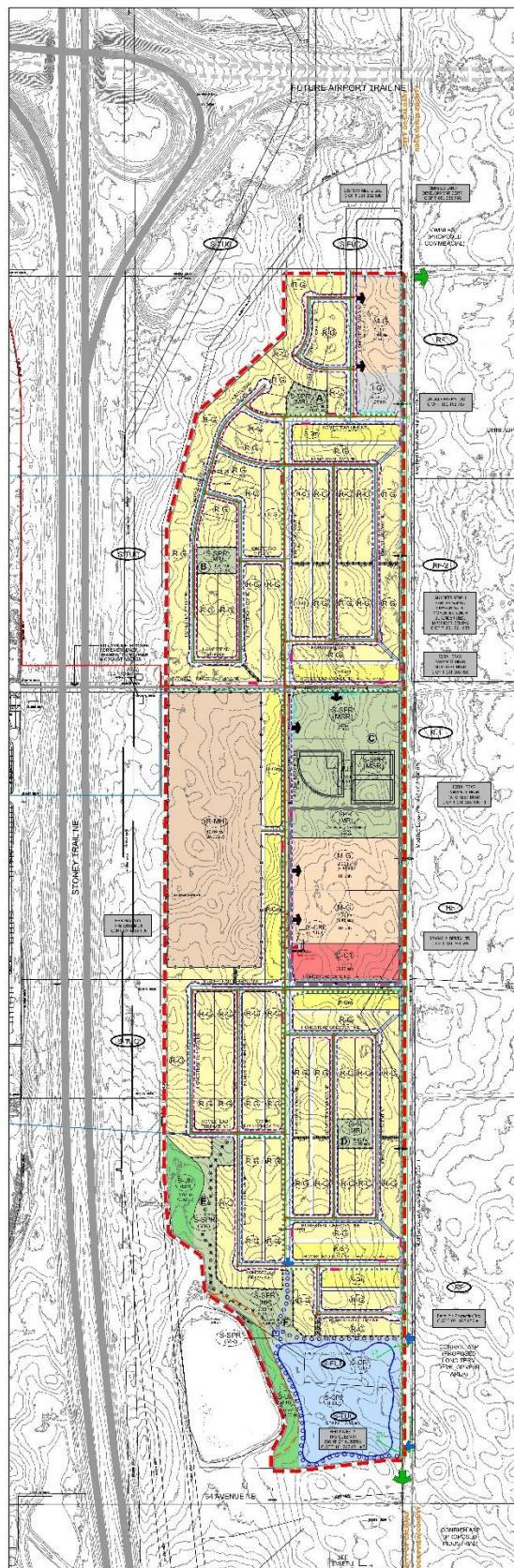





















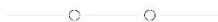






Proposed Outline Plan



Proposed Outline Plan

OUTLINE PLAN LEGEND

	EAST STONEY AREA STRUCTURE PLAN BOUNDARY
	OUTLINE PLAN BOUNDARY
	NAC BOUNDARY
	EXISTING LAND USE
	PROPOSED LAND USE
	ENVIRONMENTAL RESERVE
	MUNICIPAL RESERVE
	MUNICIPAL SCHOOL RESERVE
	PUBLIC UTILITY LOT
	LAND OWNER
	84 STREET ROAD WIDENING (5.0m)
	SEPARATE SIDEWALKS
	REGIONAL PATHWAY (3.0m)
	GREEN CORRIDOR (3.0m)
	PATHWAY/MAINTENANCE ACCESS (3.5m)
	EXISTING CONTOUR
	ROAD DESIGNATION
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATER LINE
	CHAIN LINK FENCE
	WOOD FENCE
	BUS PAD LOCATION
	RIGHT TURNS-IN AND RIGHT TURNS-OUT ONLY
	ACCESS /EGRESS TO SITES
	POND MAINTENANCE ACCESS

Proposed Outline Plan

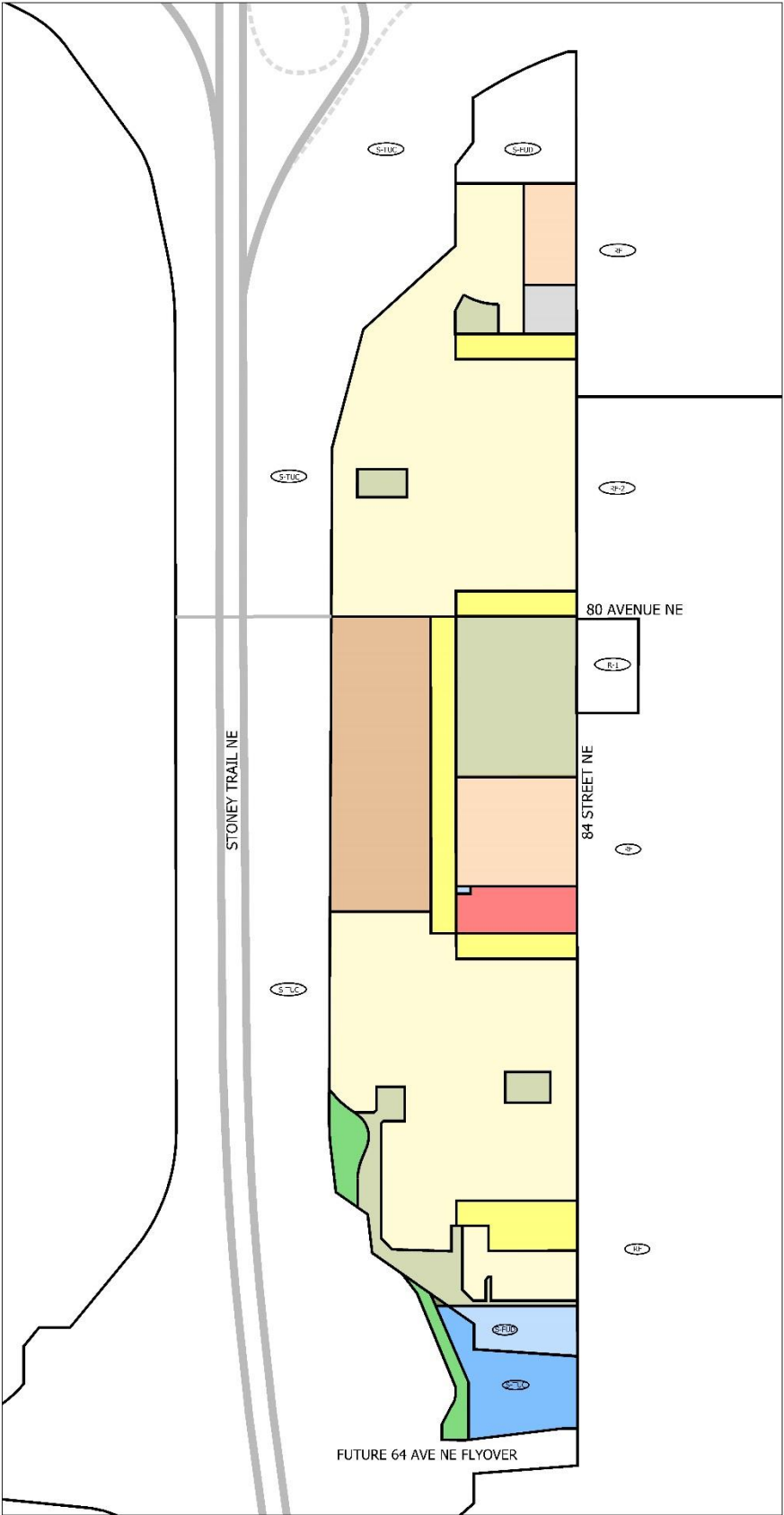
OUTLINE PLAN STATISTICS

	ha.	ac.	%
Gross Developable Area	96.15	237.59	
Less			
S-UN (Urban Nature District)	1.91	4.72	
Net Developable Area	94.24	232.87	100
R-G (Residential - Low Density Mixed Housing District)	36.52	90.24	39
R-Gm (Residential - Low Density Mixed Housing District)	5.11	12.63	5
R-MH (Residential Manufactured Home District)	10.09	24.93	11
M-G (Multi-Residential - At Grade Housing District)	6.03	14.90	6
I-G (Industrial - General District)	0.68	1.68	1
C-C1 (Commercial Community 1 District)	1.60	3.95	2
S-SPR (Special Purpose - School, Park and Community Reserve District)	9.84	24.31	10
(MSR) 4.85ha / 11.98ac + (MR) 4.99ha / 12.33ac			
S-CRI (PUL) (Special Purpose - City and Regional Infrastructure District)	5.26	13.00	6
ROADS	19.11	47.22	20
Road Widening (84 Street NE)	1.17	2.89	
Road - Original Road Allowance (20.12m)	0.44	1.09	
Road - Collector Street (21.0m)	0.57	1.41	
Road - Modified Collector Street (22.0m)	5.77	14.26	
Road - Modified Residential (18.7m)	0.15	0.37	
Road - Residential (16.0m)	8.50	21.00	
Road - Lanes (7.0m) & Walkways (3.0m)	2.51	6.20	
	94.24	232.91	100

Proposed Outline Plan

DENSITY ANALYSIS					
Density Calculations	Frontage (m)	Hectares/ Acres	Average Lot Width (m)	Anticipated Units	Maximum Units
R-G - Single Family	10047.62	36.52 / 90.24	8.7	1154	1154
R-Gm - Single Family	1551.52	5.11/ 12.63	6.7	231	231
R-MH - Residential Manufactured Home District (9.8 Minimum / 13.7 Maximum)	2068.72	10.09 / 24.93	11.8	175	175
M-G - (35 min uph / 80 max uph)	N/A	6.03 / 14.90	N/A	211	482
TOTAL UNITS				1771	2042
Anticipated Density = 1771 / 94.24 ha (232.87 ac) = 18.79 uph / 7.6 upa					
Maximum Density = 2042/ 94.24 ha (232.87 ac) = 21.7 uph / 8.8 upa					
OUTLINE PLAN STATISTICS					
PEOPLE					
Product Type	Units	Occupancy Rate	People		
R-G - Single Family	1154	3.3	3808		
R-Gm- Single Family	231	3.3	762		
R-MH - Residential Manufactured Home District	175	3.3	577		
M-G - (57.5 uph Average)	346 (Average)	2.2	761		
TOTAL PEOPLE				5908	
JOBS					
Employment Type	Area ha / ac	Intensity Assumptions	Number of Jobs		
HOME BASED	57.75 / 142.70	5908 People / 100 = 59.08 x 3.8 jobs	225		
C-C1	1.60 / 3.95	40 Jobs / ha	64		
I-G (1.0 FAR)	0.54 / 1.33	25 Jobs / ha	14		
SPR (MSR)			50		
TOTAL JOBS				353	
Total People & Jobs = 5908+ 353 = 6261 People and Jobs					
Total People & Jobs / ha = 6261 People & Jobs / 94.24 ha = 66 People and Jobs / hectare					
NAC STATISTICS					
NAC Area	AREA (ha / ac)				
	7.13 / 17.62				
PEOPLE CALCULATION					
Residential Type	Units	Occupancy Rate	Number of People		
M-G - (average 57.5 uph)	254 (average)	2.2	560		
TOTAL NUMBER OF PEOPLE			560		
EMPLOYMENT CALCULATION					
Employment Type	ha / ac Gross Floor Area (m²)	Total Number of People	Intensity Assumption	Number of Jobs	
MR - Community Centre)	-	-	-	0	
Home Based	3.8 Jobs / 100 people	560	737 People/100 = 7.4 x 3.8 jobs	21	
C-C1	1.60 / 3.95 ac		40 Jobs / ha	64	
TOTAL JOBS					85
Total People & Jobs = 560 + 85 = 645 People and Jobs					
Total People & Jobs / ha = 645 People / 7.13 ha = 91 People and Jobs / ha					

Proposed Outline Plan



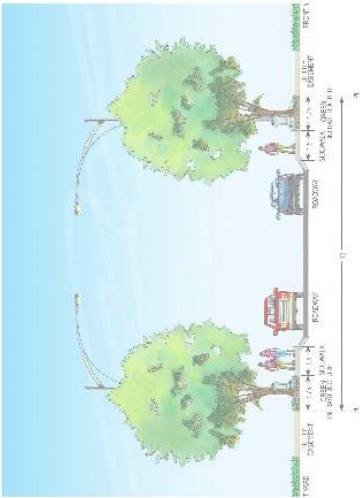
Proposed Outline Plan

LAND USE PLAN

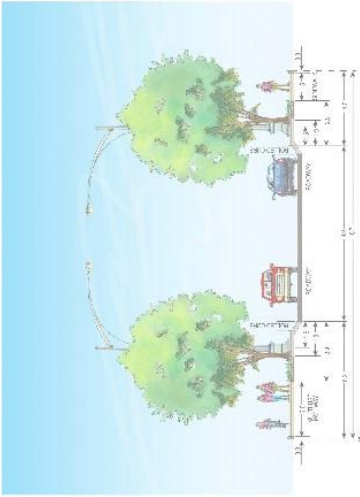
	Hectares	Acres	%
Gross Area	96.15	237.59	
S-FUD to R-G (Residential - Low Density Mixed Housing District)	49.94	123.40	52
S-FUD to R-Gm (Residential - Low Density Mixed Housing District)	7.95	19.64	8
S-FUD to R-MH (Residential Manufactured Home District)	10.46	25.85	11
S-FUD to M-G (Multi-Residential - At Grade Housing District)	6.66	16.46	7
S-FUD to C-C1 (Commercial Community 1 District)	1.97	4.87	2
S-FUD to I-G (Industrial - General District)	0.91	2.25	1
S-TUC to S-CRI (PUL) (Special Purpose - Community Service District)	3.57	8.82	4
S-FUD to S-CRI (PUL) (Special Purpose - Community Service District)	1.82	4.50	2
S-FUD to S-SPR (Special Purpose - School, Park and Community Reserve District)	10.93	27.01	11
S-TUC to S-SPR (Special Purpose - School, Park and Community Reserve District)	0.03	0.07	0
S-FUD to S-UN (Urban Nature District)	1.91	4.72	2

Proposed Outline Plan

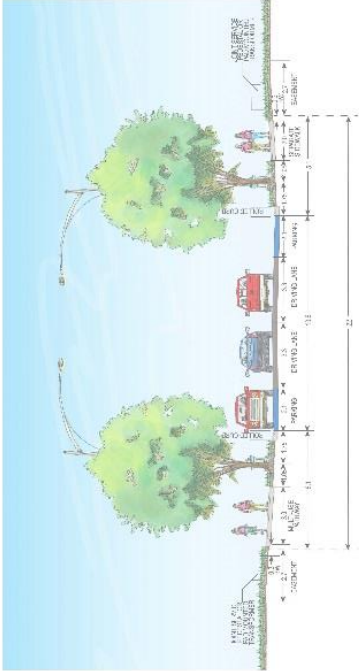
ROAD CROSS SECTIONS



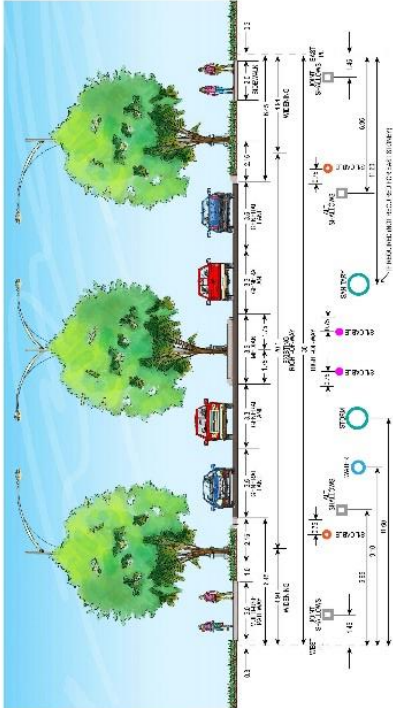
16.0m Residential Street
Scale 1:200



18.7m Modified Residential Street
Scale 1:200



22.0m Modified Collector Street
Scale 1:200



84 STREET NE - 30.0m Modified Local Arterial
Scale 1:200