

Proposed Outline Plan



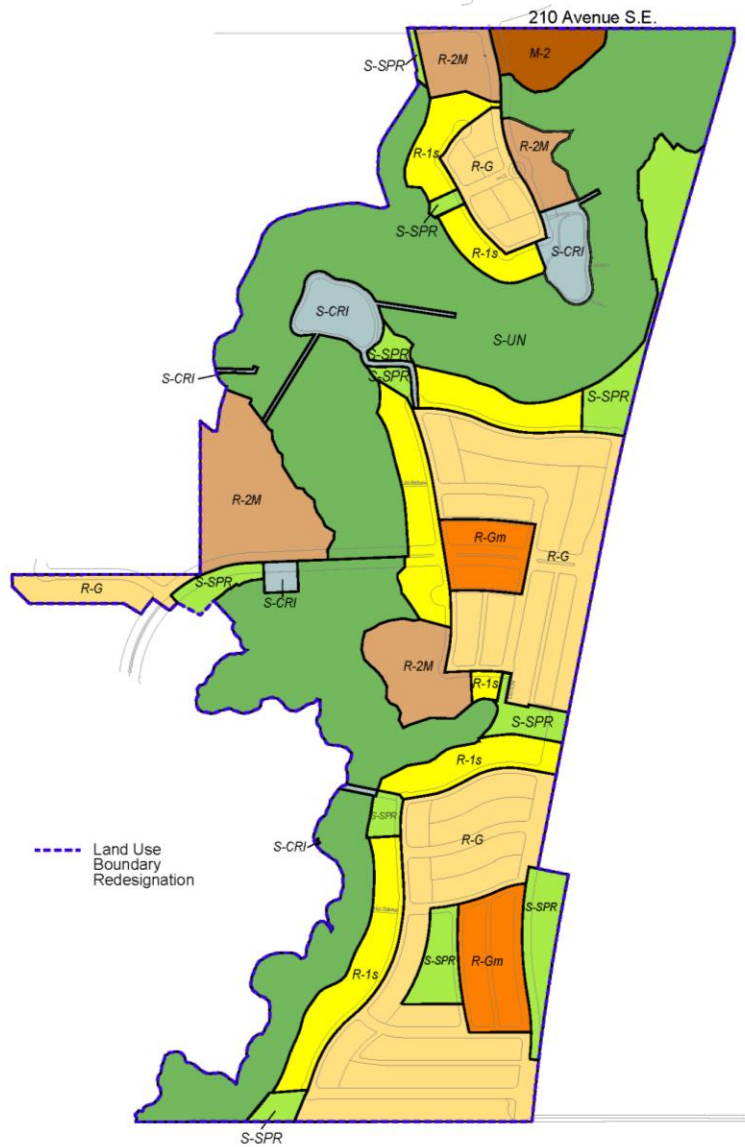
Creekrise - LOC2017-0102 Outline Plan

Proposed Outline Plan

OUTLINE PLAN STATISTICS						
	Hectares	Acres	Frontage (metres)	Anticipated Units	Maximum Units	% GDA
Highfield Investment Group Inc Ownership	45.22	111.74				
WestCreek Developments Ownership	35.50	87.72				
TOTAL AREA	80.72	199.46				
Less Environmental Reserve	32.07	79.25				
GROSS DEVELOPABLE AREA	48.65	120.21				100.0%
Total Residential Area (Singles, Semis, Duplex, Row)	28.38	70.13		828	1091	
R-1s Single Detached	6.64	16.41	1551	141	155	13.6%
Singles @ 10.97m lot width (ant) 10m lot width (max)	6.64	16.41	1551	141	155	
R-G Single/Semi/Duplex	13.55	33.48	3707	402	513	27.9%
Singles @ 10.36m lot width (ant)	5.67	14.01	1474	142		
Singles @ 7.50m lot width (max)					196	
Singles @ 9.75m lot width (ant)	4.74	11.71	1326	136		
Singles @ 7.50m lot width (max)					176	
Singles (Narrow Lots) @ 7.62m lot width (ant)	2.10	5.19	608	79		
Singles (Narrow Lots) @ 5.00m lot width (max)					121	
Semis @ 7.62 m lot width (ant)	0.38	0.94	102	13		
Semis @ 5.00m lot width (max)					20	
Row @ 6.10m lot width (ant)	0.66	1.63	197	32		
Row @ 5.00m lot width (max)						
R-Gm Semi/Duplex/Row	1.97	4.87	562	83	111	4.0%
Semis @ 7.62 m lot width (ant)	0.92	2.27	263	34		
Semis @ 5.00m lot width (max)					52	
Row @ 6.10m lot width (ant)	1.05	2.59	299	49		
Row @ 5.00m lot width (max)					59	
R-2M Low Density Multiple Dwelling District	6.22	15.37		202	312	12.8%
@28.0uph / 11.3upa (ant), 50uph/ 20upa (max)	3.05	7.54		85	153	
@24.7uph / 10upa (ant), 50uph/20upa (max)	1.63	4.03		40	82	
@50uph / 20upa (ant/ max)	1.54	3.81		77	77	
M-2 Multi-Residential Medium Profile	1.04	2.57		104	154	2.1%
Ant density based on 100uph/ 40upa	1.04	2.57		104		
Max density based on 148uph/ 60 upa					154	
Open Space S-SPR (MR)	5.00	12.36				10.3%
Credit Open Space S-SPR(MR)	4.90	12.11				10.1%
Non-Credit Open Space S-SPR(MR)	0.10	0.25				0.2%
Public Utility Lots S-CRI (PUL)	2.48	6.13				5.1%
Stormpond/ Backsloping / Inlets	1.97	4.87				
Lift Station #1	0.15	0.37				
Lift Station #2	0.02	0.05				
Pond Access Road / Local Pathway	0.07	0.17				
Outlets 1-4 and Siphons 1 & 2	0.27	0.67				
Roads	11.75	29.03				24.2%
210 Ave Road Widening	0.07	0.17				
2x7.7m/30.0m Mod. Primary Collector Street with Multi-Use Pathway (A-A)	2.50	6.18				
15.00m/26.2m Mod. Primary Collector Street with Multi-Use Pathway (B-B)	2.29	5.66				
2x6.0m/22.50m Residential Entrance - Creekstone Hill SE (C-C)	0.12	0.30				
8.5/17.5m Modified Residential Road (D-D)	0.53	1.31				
8.5m/16m (laneless) & 9.0/16.0m (laned) Residential Road, 5.0m ROW	5.45	13.47				
7m Lane	0.78	1.93				
TOTAL NUMBER OF UNITS				932	1245	
	Anticipated Density	19.16 uph		7.75 upa		
	Maximum Density	25.59 uph		10.36 upa		
INTENSITY STATISTICS						
	UNITS		PEOPLE		JOBS	
	ANT	MAX	ANT	MAX	ANT	MAX
Low Density (R-1s, R-G & R-Gm)	3.3	828	2733	3600	104	137
Medium Density (R-2M & M-2)	2.2	104	229	339	9	13
TOTALS		932	1245	2962	113	150
People & Jobs/Hectare	63	ANTICIPATED P&J/HA		84	MAXIMUM P&J/HA	



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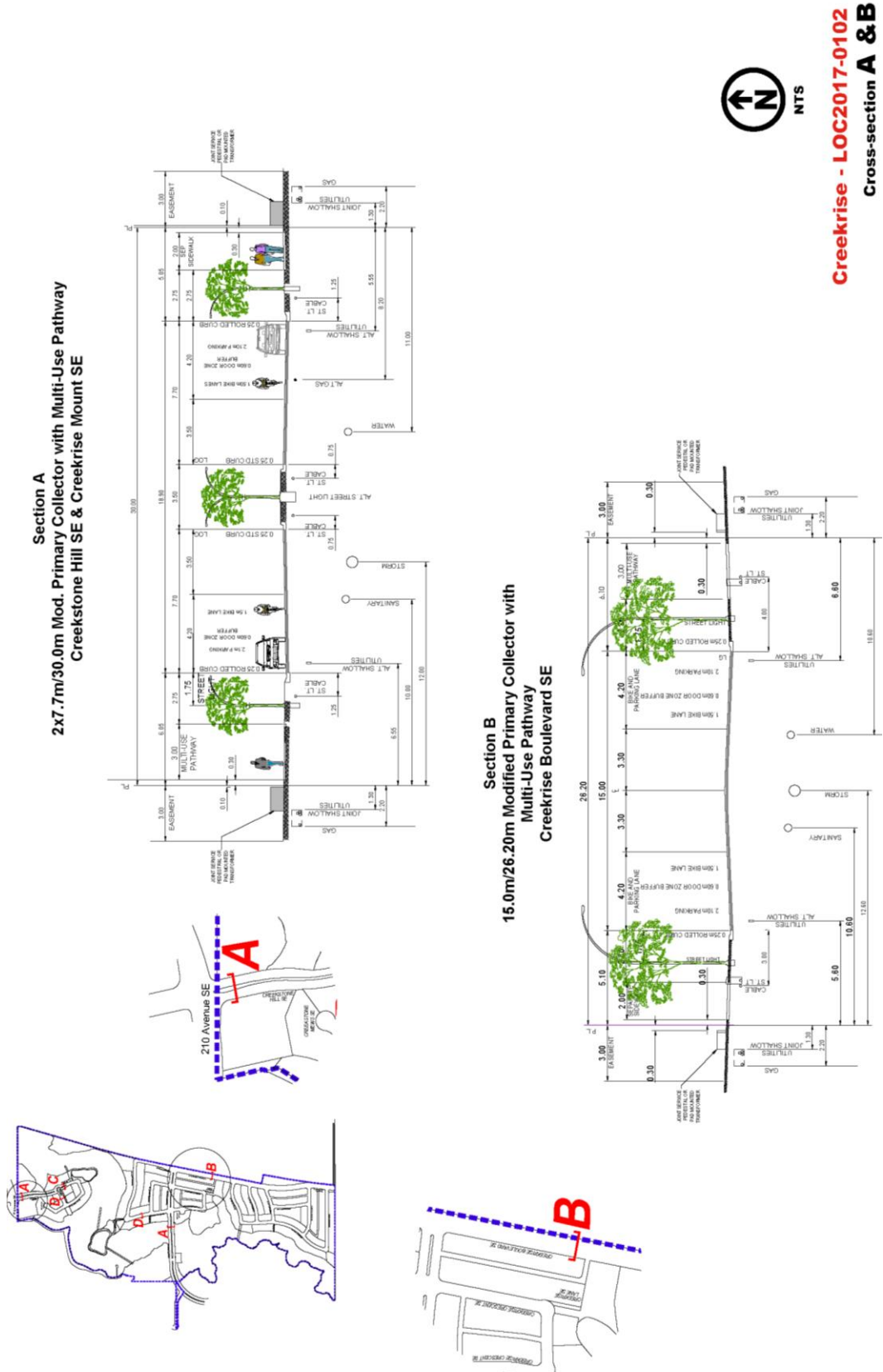


LAND USE STATISTICS				
FROM	TO	hectares	acres	
S-FUD	R-1S	8.28	20.46	
S-FUD	R-G	19.82	48.98	
S-FUD	R-Gm	3.25	8.03	
S-FUD	R-2M	7.00	17.30	
S-FUD	M-2	1.15	2.84	
S-FUD	S-CRI	2.61	6.45	
S-FUD	S-UN	32.57	80.48	
S-FUD	S-SPR	6.04	14.93	
TOTAL LAND USE AREA		80.72	199.46	

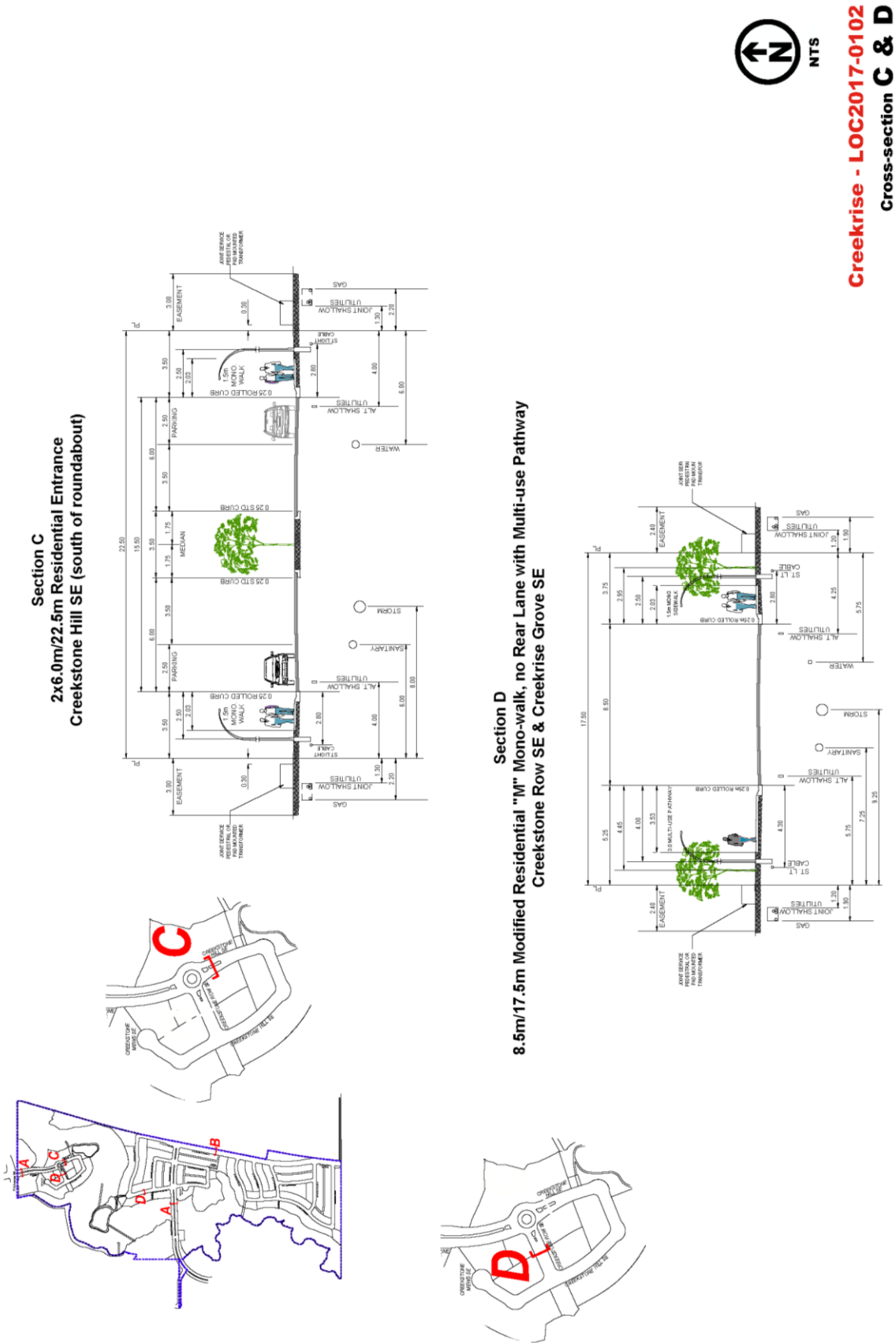


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Proposed Land Use

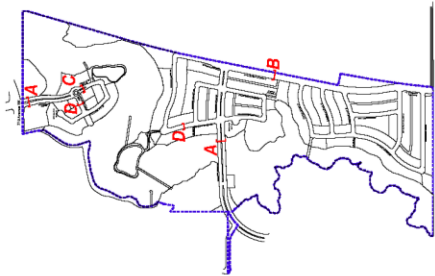
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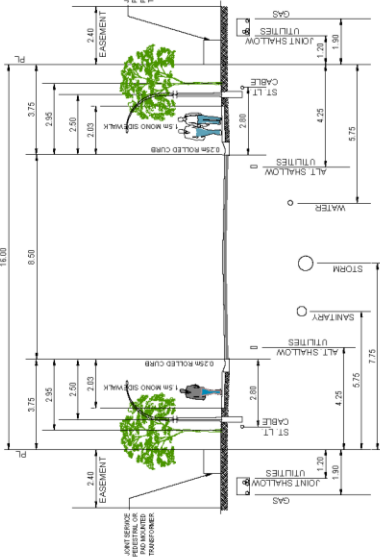
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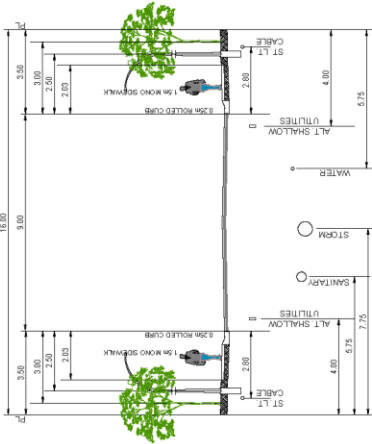
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8.5m/16.0m Residential Street "M" (no rear lane)



9.0m/16.0m Residential Street "M-L" (rear lane)



5.0m Fronting Promenade
Creekrise Lane SE



7.0m Lane



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Cross-sections:
Residential 16m, Fronting Promenade &
7m Lane