

Proposed Outline Plan



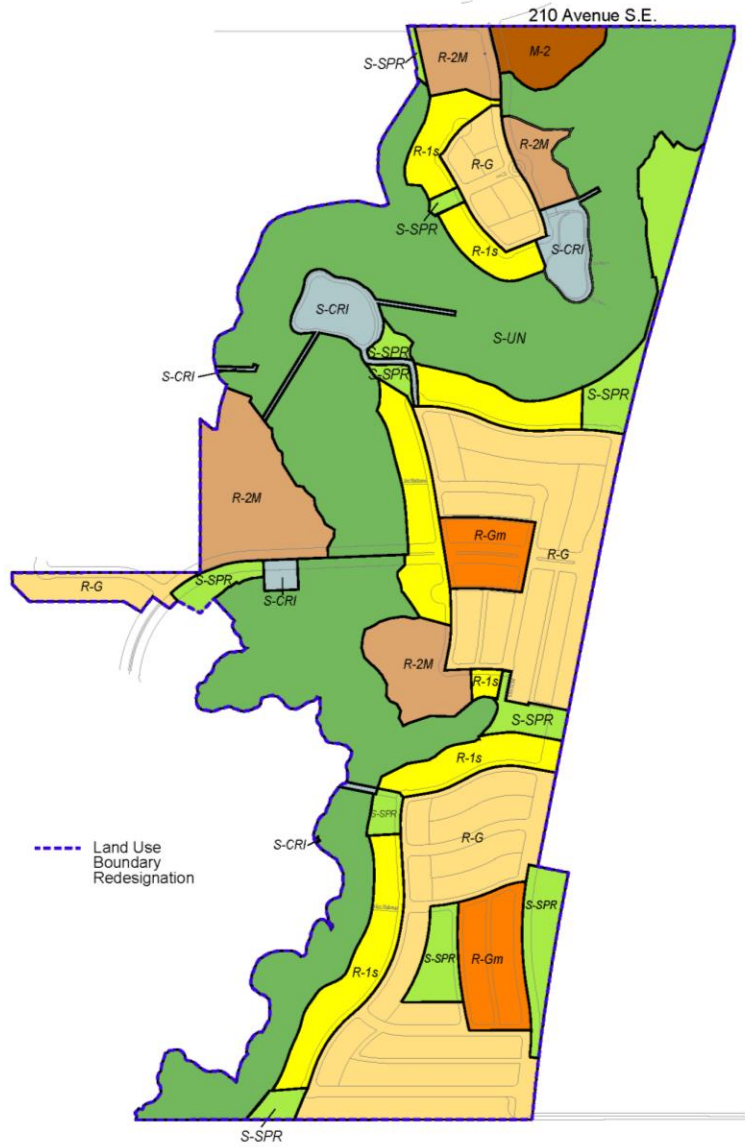
Creekrise - LOC2017-0102 Outline Plan

Proposed Outline Plan

OUTLINE PLAN STATISTICS							
	Hectares	Acres	Frontage (metres)	Anticipated Units	Maximum Units	% GDA	
<i>Highfield Investment Group Inc Ownership</i>	45.22	111.74					
<i>WestCreek Developments Ownership</i>	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			7.75 upa		
		Maximum Density	19.16 uph		10.36 upa		
			25.59 uph				
INTENSITY STATISTICS							
	UNITS			PEOPLE		JOBS	
	ANT	MAX		ANT	MAX	ANT	MAX
Low Density (R-1s, R-G & R-Gm)	3.3	828	1091	2733	3600	104	137
Medium Density (R-2M & M-2)	2.2	104	154	229	359	9	13
TOTALS		932	1245	2962	3939	113	150
People & Jobs/Hectare		63		ANTICIPATED P&J/HA	84		MAXIMUM P&J/HA



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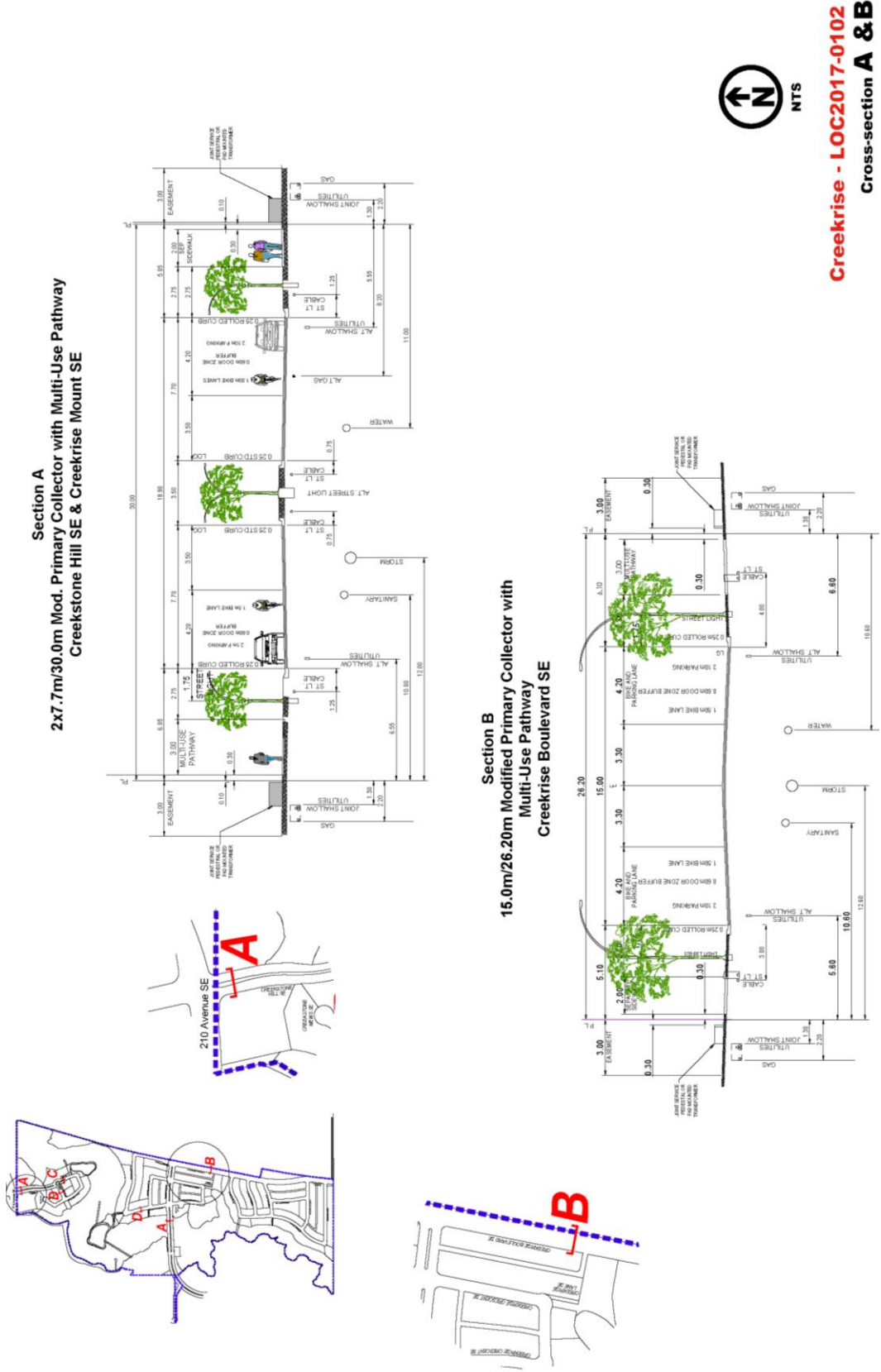
LAND USE STATISTICS			
FROM	TO	hectares	acres
S-FUD	R-1S	8.28	20.46
S-FUD	R-G	19.82	48.98
S-FUD	R-Gm	3.25	8.03
S-FUD	R-2M	7.00	17.30
S-FUD	M-2	1.15	2.84
S-FUD	S-CRI	2.61	6.45
S-FUD	S-UN	32.57	80.48
S-FUD	S-SPR	6.04	14.93
TOTAL LAND USE AREA		80.72	199.46



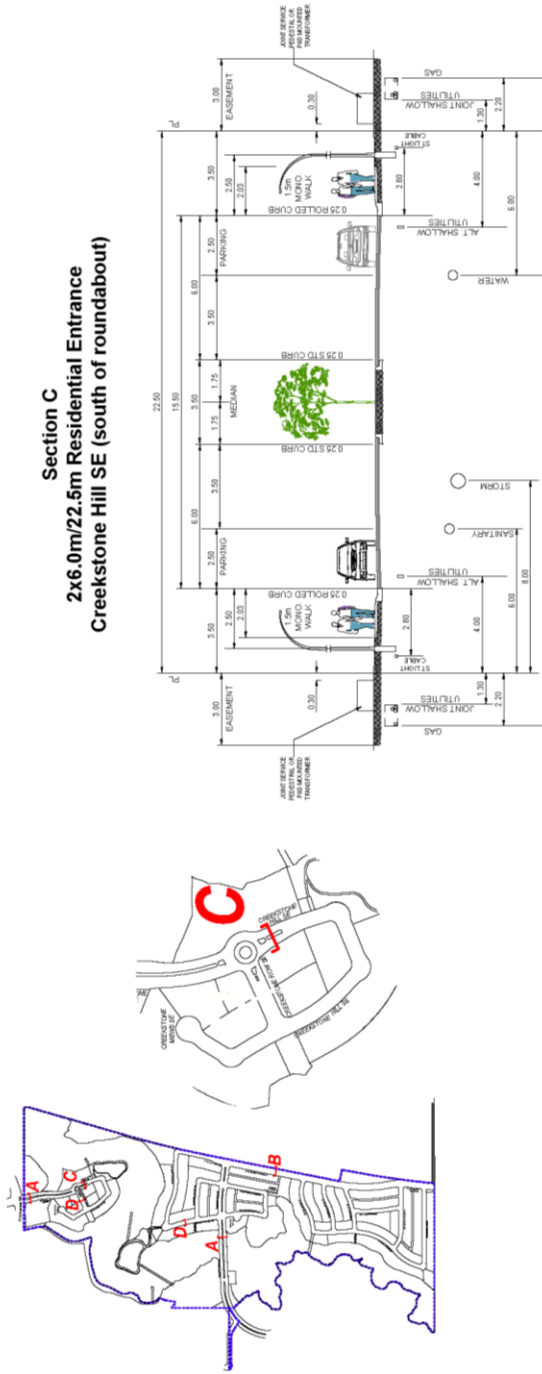
NTS

Creekrise - LOC2017-0102
Proposed Land Use

Proposed Outline Plan

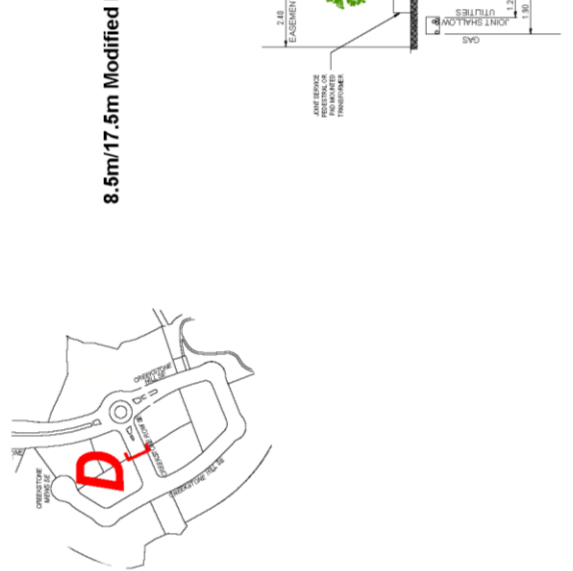


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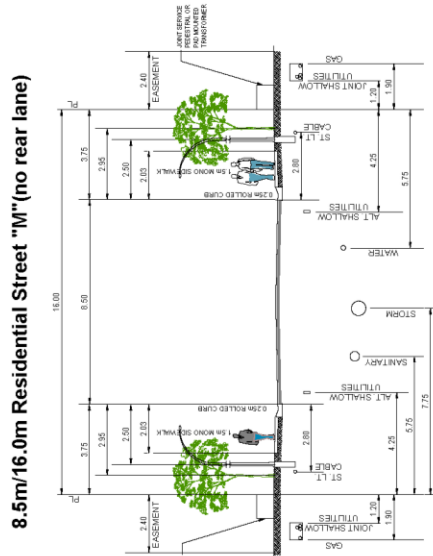
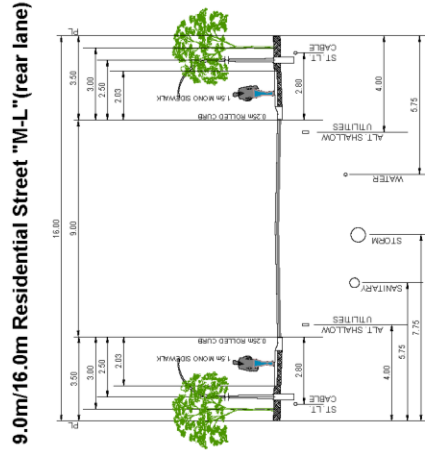
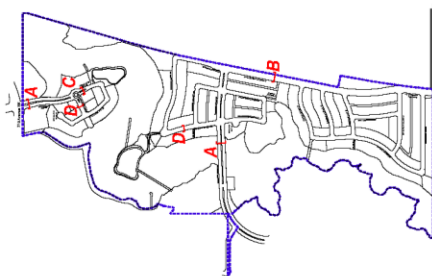
Section C
2x6.0m/22.5m Residential Entrance
Creekstone Hill SE (south of roundabout)

Section D
8.5m/17.5m Modified Residential "M" Mono-walk, no Rear Lane with Multi-use Pathway
Creekstone Row SE & Creekstone Grove SE



Creekstone - LOC2017-0102
Cross-section C & D

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5.0m Fronting Promenade
Creekrise Lane SE



7.0m Lane



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