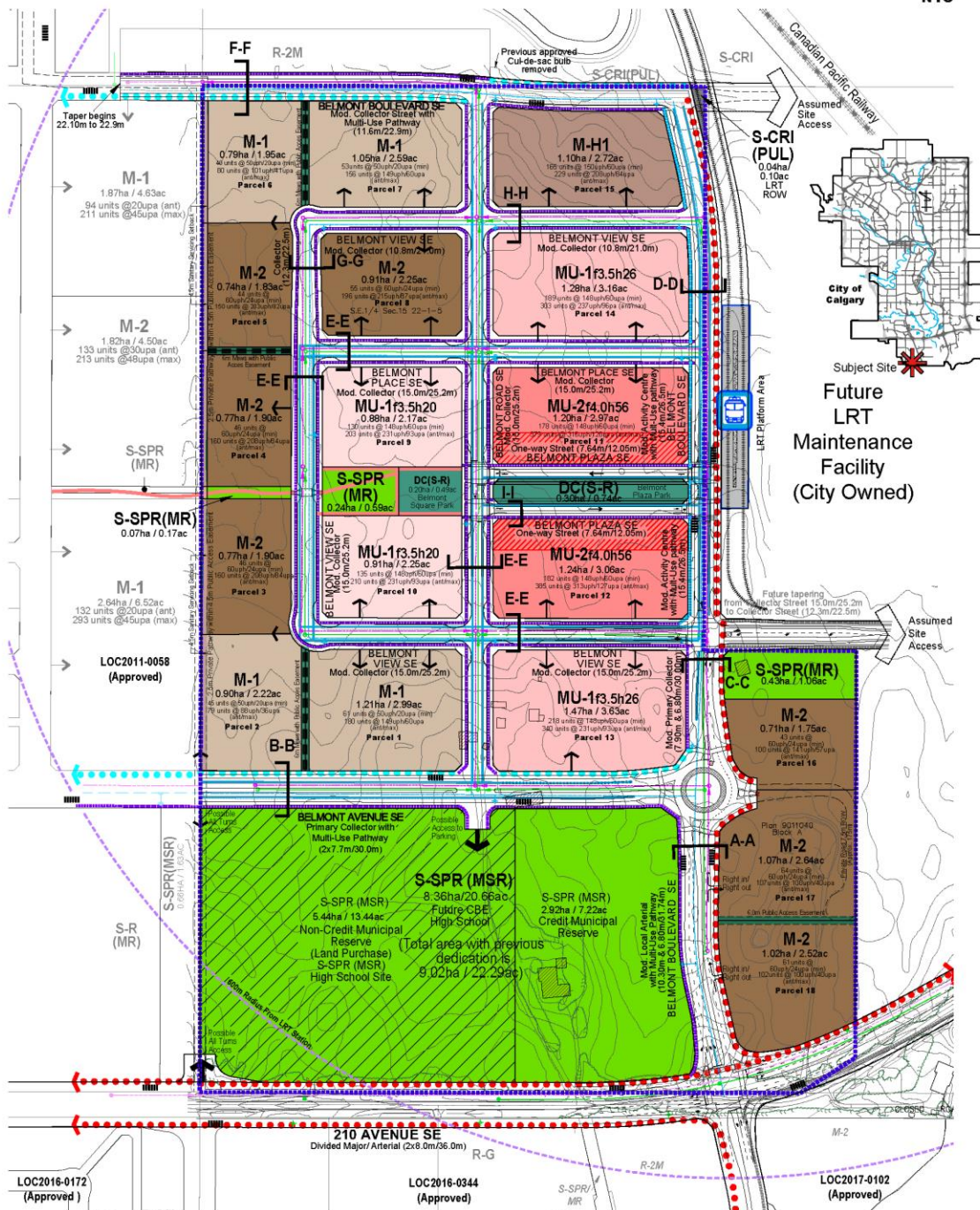


Proposed Outline Plan



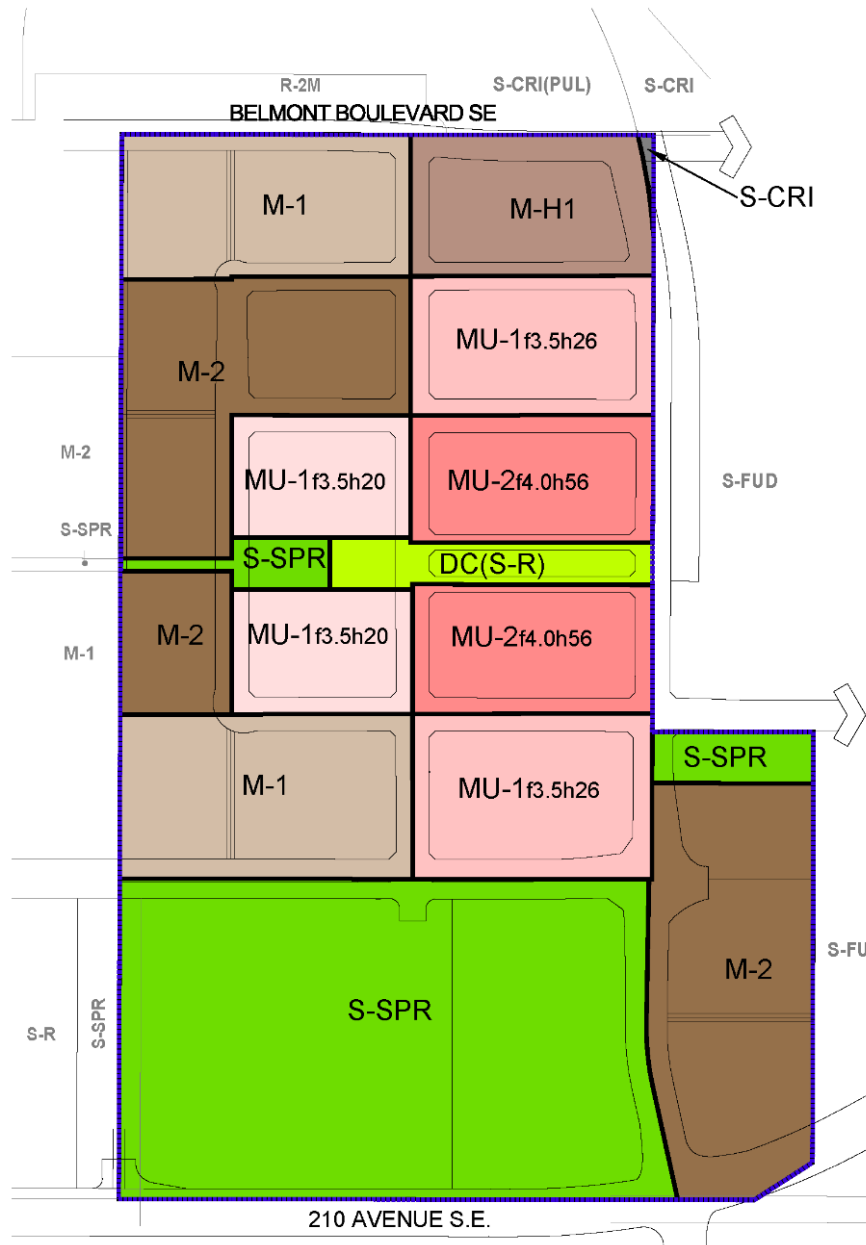
- M-1 Multi- Residential - Low Profile District
- M-2 Multi Residential - Medium Profile District
- M-H1 Multi Residential - High Density Low Rise District
- MU-1 Mixed Use - General District
- MU-2 Mixed Use - Active Frontage District
- S-SPR Special Purpose - School, Park & Community Reserve District
- DC(S-R) Direct Control District
- S-CRI Special Purpose - City Regional Infrastructure District

Proposed Outline Plan



OUTLINE PLAN STATISTICS				
	Area (ha)	Area (ac)	% of Total Area	
OWNERSHIP				
DOMAIN Apartments LTD.	32.35	79.94		88%
UNITED COMMUNITIES	4.25	10.50		12%
Total Area	36.60	90.44		100%
Regional Uses (High School) deducted for Density Purposes	8.36	20.66		
Gross Developable Area (GDA) for Density Purposes	28.24	69.78		
	uph	ha	ac	units
Multi-Residential - Low Profile District (M-1)		3.95	9.76	10.8%
Min number of Units based 50uph/20upa	50			199
Anticipated / Maximum number of Units				495
Ant/Max number of Units based 88uph/36upa Parcel 2	88	0.90	2.22	79
Ant/Max number of Units based 101uph/41upa Parcel 6	100	0.79	1.95	80
Ant/Max number of Units based 144uph/58upa Parcel 1 & 7	149	2.26	5.58	336
Multi-Residential - Medium Profile District (M-2)		5.99	14.80	16.4%
Min number of Units based 60uph/24upa	60			359
Anticipated / Maximum number of Units				974
Ant/Max number of Units based 100uph/40upa Parcel 17 & Parcel 18	100	2.09	5.16	208
Ant/Max number of Units based 141uph/57upa Parcel 16	141	0.71	1.75	100
Ant/Max number of Units based 203uph/82upa Parcel 5	203	0.74	1.83	150
Ant/Max number of Units based 208uph/84upa Parcel 3 & 4	208	1.54	3.81	320
Ant/Max number of Units based 215uph/87upa Parcel 8	215	0.91	2.25	196
Multi-Residential - High Density Low Rise District (M-H1)		1.10	2.72	3.0%
Min number of Units based 150uph/60upa	150			165
Ant/Max number of Units based 208uph/84upa Parcel 15	208			229
Mixed Use - General District (MU-113.5h20)		1.79	4.42	4.9%
Min number of Units based 148uph/60upa	148			265
Anticipated / Maximum number of Units				413
Ant/Max number of Units based 231uph/93upa Parcel 9	231	0.88	2.17	203
Ant/Max number of Units based 231uph/93upa Parcel 10	231	0.91	2.25	210
Mixed Use - General District (MU-113.5h26)		2.75	6.80	7.5%
Min number of Units based 148uph/60upa	148			407
Anticipated / Maximum number of Units				643
Ant/Max number of Units based 231uph/93upa Parcel 13	231	1.47	3.63	340
Ant/Max number of Units based 237uph/96upa Parcel 14	237	1.28	3.16	303
Mixed Use - Active Frontage District (MU-214.0h56)		2.44	6.03	6.7%
Min number of Units based 148uph/60upa	148			362
Anticipated / Maximum number of Units				768
Ant/Max number of Units based 313uph/127upa Parcel 12	313	1.24	3.06	389
Ant/Max number of Units based 296uph/120upa Parcel 11	316	1.20	2.97	379
Total Units		18.02	44.53	
Minimum				1757
Anticipated/Maximum				3522
Density				
Minimum		62.2 uph		25.2 upa
Anticipated/Maximum		124.7 uph		50.5 upa
Municipal Reserve (Credit) S-SPR(MR/MSR)	3.66	9.04		10.0%
S-SPR (MR) Neighbourhood Park & Pathway - DOMAIN Apartments LTD.	0.31	0.78		
S-SPR (MSR) High School Site - DOMAIN Apartments LTD.	2.92	7.22		
S-SPR (MR) Neighbourhood Park - United/Mattamy/Ronmor	0.43	1.06		
Non-Credit Municipal Reserve (Land Purchase) S-SPR(MSR)	5.44	13.44		14.9%
S-SPR(MSR) High School Purchase Area	5.44	13.44		
Direct Control DC(S-R)	0.50	1.23		1.4%
Direct Control DC(S-R) Belmont Plaza Park	0.30	0.74		
Direct Control DC(S-R) Belmont Square Park	0.20	0.49		
Special Purpose - City and Infrastructure Regional District S-CRI(PUL)	0.04	0.10		0.1%
LRT Track Right-of-Way	0.04	0.10		
Roadways	8.94	22.09		24.4%
Portion of Divided Major (2x8.0m/36.0m) (210 Ave SE)	0.75	1.85		
Mod. Local Arterial with Multi-Use Pathway (10.3m + 6.8m/31.70m) A-A	0.66	1.63		
Primary Collector with Multi-Use Pathway (2x7.70m/30.0m) B-B	1.50	3.71		
Mod. Primary Collector with Multi-Use Pathway (7.90m + 6.80m/30.0m) C-C	0.27	0.67		
Portion of Activity Centre with Multi-Use Pathway (15.4m/26.5m) D-D	0.67	1.66		
Mod. Collector Street (15.00m/25.20m) E-E	3.30	8.14		
Mod. Collector Street with Multi-Use Pathway (11.60m/22.90m) F-F	0.60	1.48		
Collector Street (12.30m/22.50m) G-G	0.17	0.42		
Mod. Collector Street (10.80m/21.00) H-H	0.63	1.56		
One-Way Street (parking on one side) (7.64m/12.05m) I-I	0.39	0.96		
Municipal Reserve Breakdown by Ownership Area				
DOMAIN Apartments LTD.				
10% of ownership 32.35 ha (79.94 ac) = 3.235 ha (7.99ac) S-SPR(MR/MSR)				
United Communities				
10% of ownership 4.25 ha (10.50 ac) = 0.425ha (1.05ac) S-SPR(MR)				
INTENSITY ANALYSIS				
	Area (m2)	People	Jobs	Intensity
Medium Density (28-227 uph) @ 2.2 ppu		3865	147	
High School Facility			200	
Retail Uses	9569		191	
Second Storey Office	9569		393	
TOTAL PEOPLE AND JOBS		3865	921	
				169 p&j/ha

Proposed Outline Plan



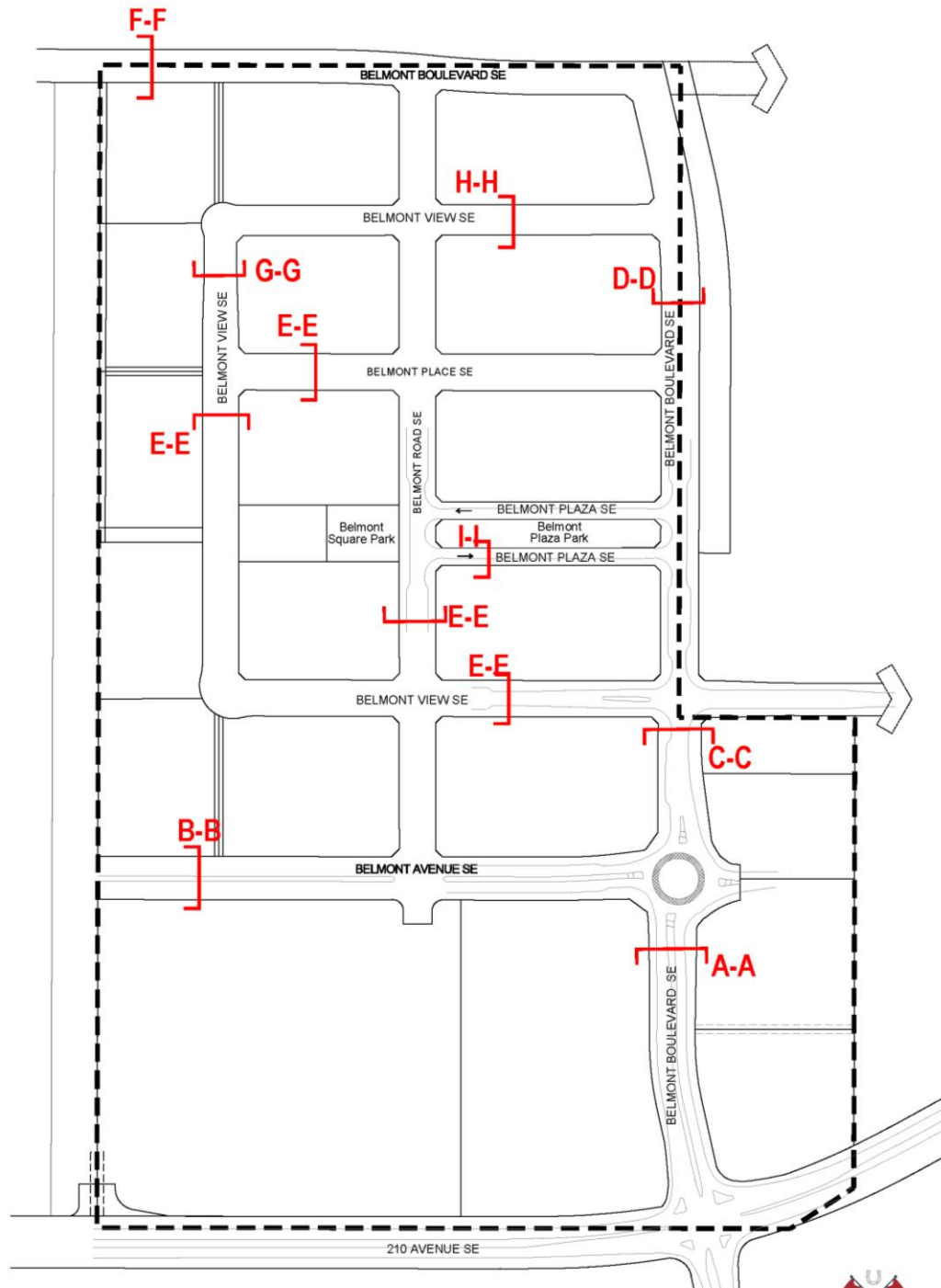
LAND USE STATISTICS				
FROM	TO	Hectares	Acres	
S-FUD	M-1	5.11	12.63	
S-FUD	M-2	7.83	19.35	
S-FUD	MU-1f3.5h20	2.53	6.25	
S-FUD	MU-1f3.5h26	4.20	10.38	
S-FUD	MU-2f4.0h56	3.54	8.75	
S-FUD	M-H1	1.92	4.74	
S-FUD	S-SPR	10.61	26.21	
S-FUD	DC(S-R)	0.82	2.03	
S-FUD	S-CRI(PUL)	0.04	0.10	
TOTAL		36.60	90.44	



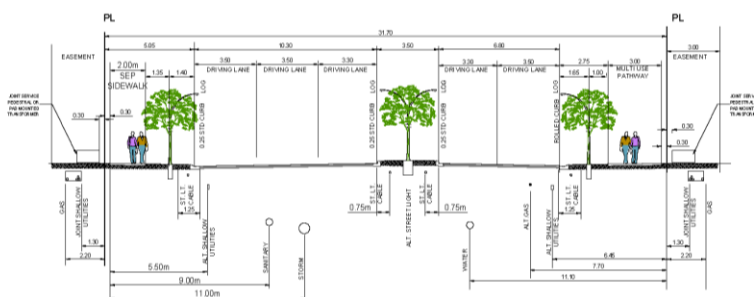
LOC2016-0335

LAND USE REDESIGNATION

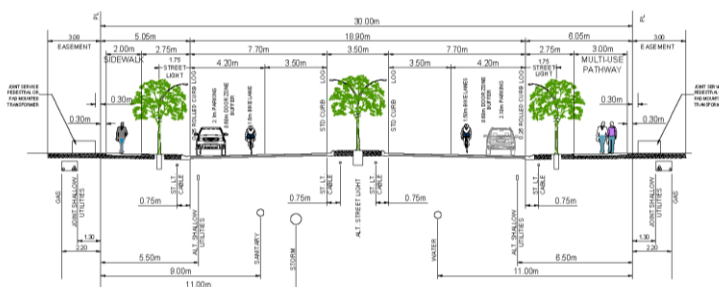
Proposed Outline Plan



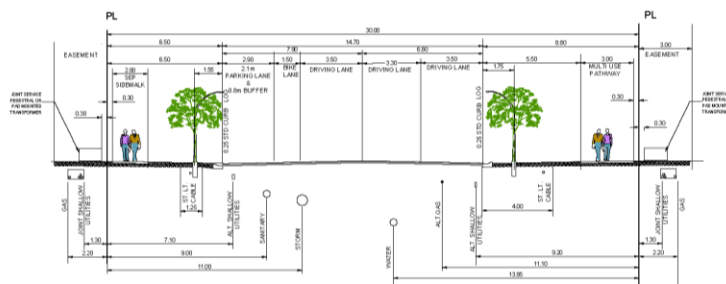
Proposed Outline Plan



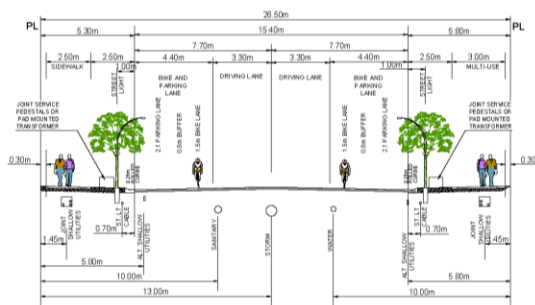
A-A Belmont Boulevard SE (south segment)
Mod. Local Arterial with Multi-Use Pathway 10.30m & 6.80m/31.70m



B-B Belmont Avenue SE
Primary Collector with Multi-Use Pathway 2x7.70m/30.00m



C-C Belmont Boulevard SE (between Belmont View SE and Belmont Avenue SE)
Mod. Primary Collector with Multi-Use Pathway 7.90m+6.80m/30.00m



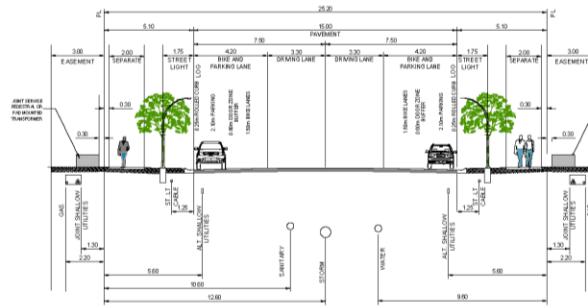
D-D Belmont Boulevard SE (beside LRT station)
Mod. Activity Centre with Multi-Use Pathway 15.40m/26.50m



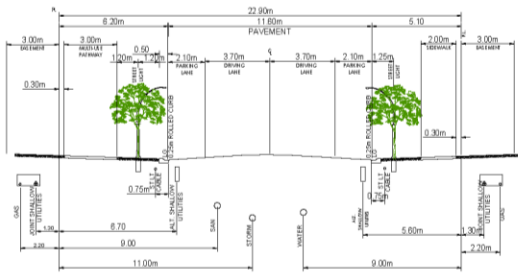
LOC2016-0335

CROSS-SECTIONS: A, B, C & D

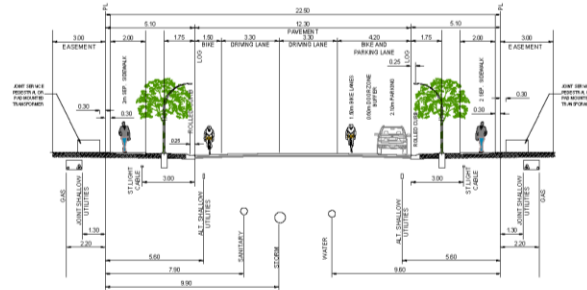
Proposed Outline Plan



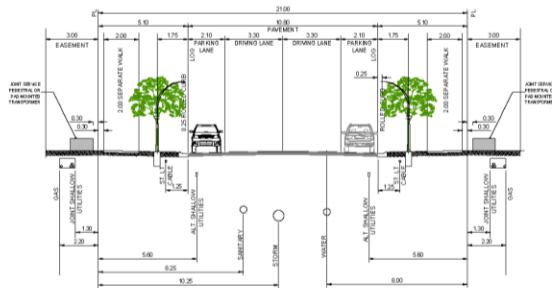
E-E Belmont Place SE, Belmont View SE & Belmont Road SE
Mod. Collector with Seperate Sidewalks 15.00m/25.20m



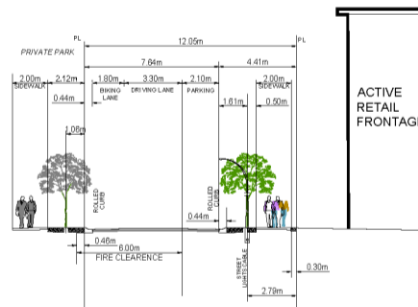
F-F Belmont Boulevard SE (north segment)
Mod. Collector Street with Multi-Use Pathway 11.60m/22.90m



G-G Belmont View SE
Mod. Collector Street 12.30m/22.50m

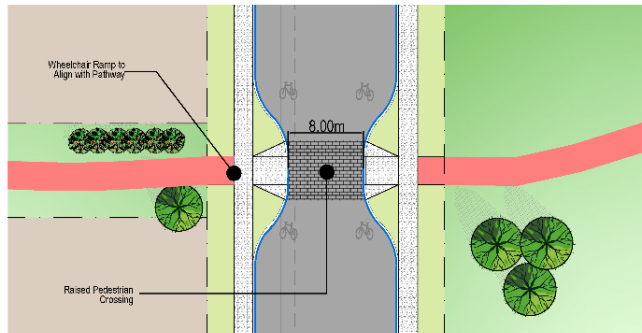


H-H Belmont View SE
Mod. Collector Street 10.80m/21.00m

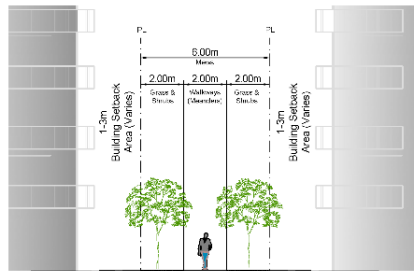


I-I Belmont Plaza SE
Custom One-Way Street (Parallel parking on one side)
7.64m/12.05m

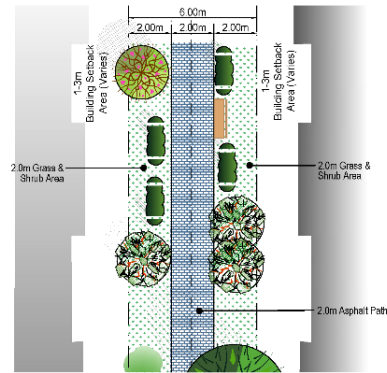
Proposed Outline Plan



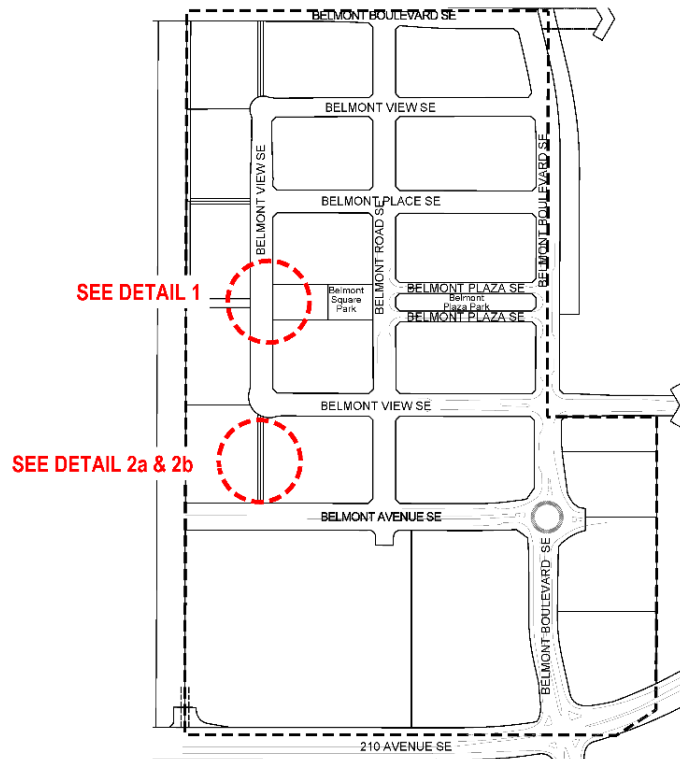
DETAIL 1: Mid-block Crossing



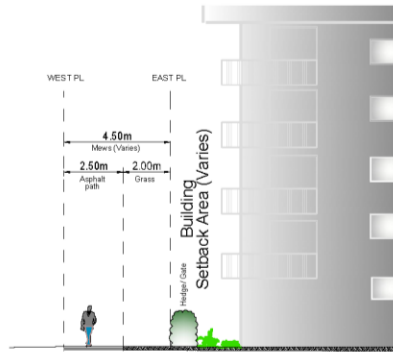
DETAIL 2a: 6.00m Mews



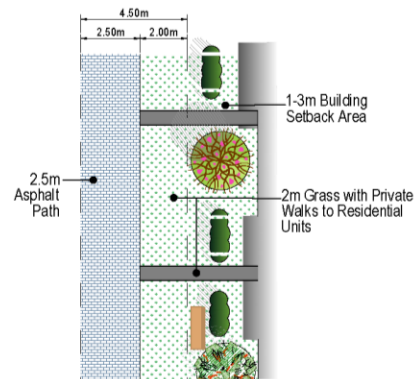
DETAIL 2b: 6.00m Mews Plan View



Proposed Outline Plan



**DETAIL 3a: 4.50m Private Pathway
with Public Access Easement**



**DETAIL 3b: 4.50m
Private Pathway with
Public Access Easement**

SEE DETAIL 3a & 3b

