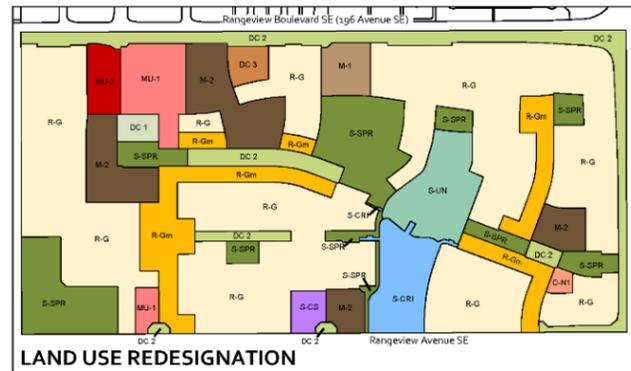
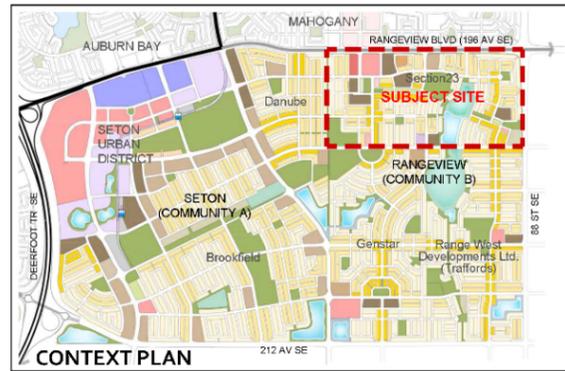


Proposed Outline Plan and Customized Cross Sections



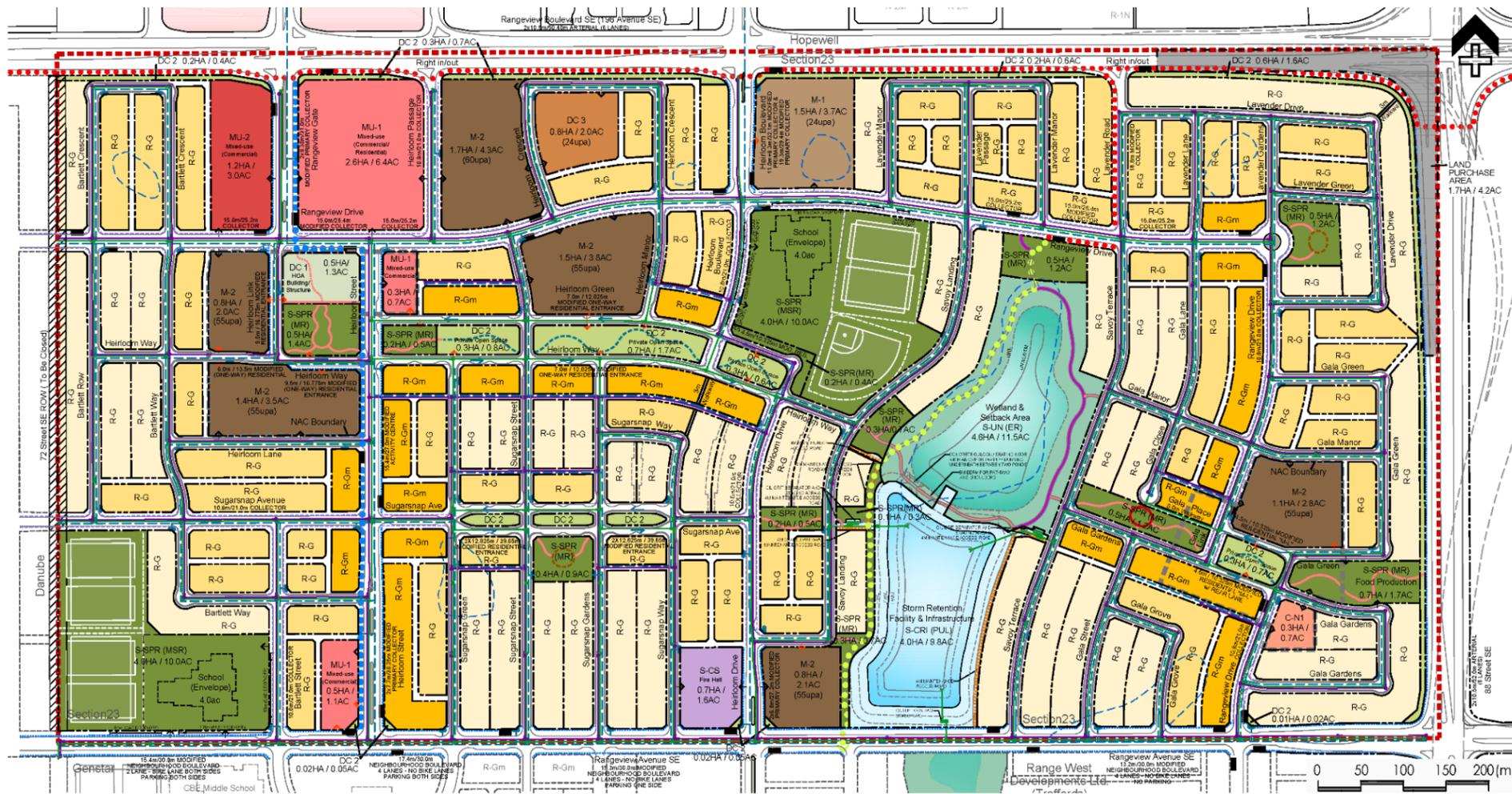
LAND USE STATISTICS

Designation	Hectares	Acres
S-FUD TO R-G	62.9	155.5
S-FUD TO R-Gm	10.8	26.7
S-FUD TO DC 3	1.1	2.6
S-FUD TO M-1	1.8	4.5
S-FUD TO M-2	9.8	24.2
S-FUD TO MU-1	4.4	11.0
S-FUD TO MU-2	1.6	4.1
S-FUD TO C-N1	0.4	0.9
S-FUD TO S-C5	1.0	2.4
S-FUD TO S-SPR	15.2	37.5
S-FUD TO S-CRI	4.2	10.4
S-FUD TO S-UN	4.8	11.8
S-FUD TO DC 1	0.8	2.0
S-FUD TO DC 2	11.5	28.5
Total Area	130.3	322.1



OUTLINE PLAN STATISTICS

Category	Lot width/ units per acre (m/upa)	Frontage (m)	Hectares (+/-)	Acres (+/-)	Number of lots/units	% of GDA
Section23 Ownership			129.5	320.1		
72 Street SE ROW			0.8	2.0		
TOTAL LAND USES			130.3	322.1		
Land Purchase Area (88 Street SE)			1.7	4.2		
Wetland & 30m setback areas S-UN (ER)			4.6	11.5		
GROSS DEVELOPABLE AREA (GDA)			124.0	306.4		100.0%
Fire Hall S-CS			0.7	1.6		
Mixed-use (Commercial) MU-1			2.6	6.2		
Mixed-use (Commercial) MU-2			1.2	3.0		
Neighbourhood Commercial C-N1			0.3	0.7		
RESIDENTIAL			60.6	149.9		48.9%
Low Density			50.1	123.7		40.4%
Residential - Low Density - General (R-G)						
Anticipated number of lots based on 9.37m lot width	9.42	12800	43.5	107.5	1359 units	
Maximum number of lots based on 7.5m lot width	7.50				1707 units	
Residential - Low Density General Modified (R-Gm)						
Anticipated number of lots based on 6.7m lot width	6.70	2902	6.6	16.2	298 units	
Maximum number of lots based on 5.0m lot width	5.00				400 units	
Total frontage		14802				
Multi-Family			10.5	26.2		8.4%
Multi-Residential - Medium Profile District DC 3						
Anticipated number of units based on 24upa			0.8	2.0	48 units	
Multi-Residential - Medium Profile District (M-1)						
Anticipated number of units based on 24upa			1.5	3.7	88 units	
Multi-Residential - Medium Profile District (M-2)						
Anticipated number of units based on 55upa			5.6	14.2	781 units	
Multi-Residential - Medium Profile District (M-2)						
Anticipated number of units based on 60upa			1.7	4.3	258 units	
Mixed-use (Residential) (MU-1)						
Anticipated number of units based on 60upa			0.8	2.0	126 units	
Total Number of Units					2963 units	
Anticipated					2963 units	
Maximum					3403 units	
DENSITY						
Anticipated					23.8 upha	9.6 upa
Maximum					27.4 upha	11.1 upa
OPEN SPACE						
Credit Open Space (S-SPR)			16.1	39.9		13.8%
JUS (MSR)			12.4	30.7		10.9%
Public Open Space Parks (MR)			8.0	20.0		
Private Open Space DC			4.4	10.7		
Private Open Space DC 1			3.7	9.2		3.0%
Private Open Space DC 2			0.5	1.3		
Private Open Space DC 2			3.2	7.9		
SPECIAL PURPOSE - CITY AND REGIONAL INFRASTRUCTURE DISTRICT (S-CRI)			4.0	9.8		3.3%
Storm Water Pond (PUL)			4.0	9.8		
ROADWAYS AND LANES			38.6	95.3		31.1%
Road Widening (196 Ave SE & 88 St SE)			4.1	10.2		
Neighbourhood Boulevard (17.4m/30m)			0.2	0.5		
Neighbourhood Boulevard (15.4m/30m)			0.5	1.3		
Neighbourhood Boulevard (15.3m/30m)			0.5	1.3		
Neighbourhood Boulevard (13.2m/30m)			1.3	3.2		
Modified Primary Collector Street (8.3m-11.0m/32.1m)			0.2	0.5		
Modified Primary Collector Street (2x3.3m/31.0m)			0.6	1.5		
Modified Primary Collector Street (2x7.7m/30.25m)			0.4	1.1		
Modified Primary Collector Street (19.3x9.4m)			0.2	0.6		
Modified Primary Collector Street (2x6.8m/27.2m)			0.3	0.7		
Modified Activity Centre Street (15.4m/27.0m)			1.1	2.8		
Modified Collector Street (15.0m/26.4m)			0.6	1.4		
Collector Street (15.0m/25.2m)			3.0	7.4		
Collector Street (10.8m/21.0m)			4.1	10.3		
Modified Residential Street (10.8m)			0.4	0.9		
Modified One-way Residential Entrance Street (10.775m)			0.3	0.8		
Residential Street (16m)			14.2	35.0		
Modified One-way Residential Street (13.5m)			0.1	0.3		
Modified One-way Residential Entrance Street (12.825m)			1.8	4.4		
Modified Residential Street (10.325m)			0.3	0.8		
Lanes (7.9m)			4.1	10.2		
Walkway (5.0m)			0.1	0.1		



Legend

- Outline Plan Boundary
- Land Purchase Area
- NAC Boundary
- 1.5m Mono Sidewalk
- 2.0m Mono Sidewalk
- 2.0m Separate Sidewalk
- 2.5m Local Walkway
- 3.0m Local Walkway
- 3.0m Local Pathway
- 3.5m Local Pathway
- 3.0m Local Pathway with Public Access Easement
- 3.0m Multi-Use Non-Asphalt Pathway
- 3.0m Regional Pathway
- 3.5m Green Corridor
- 4.0m Maintenance Access Road
- Bus Pad Location
- Existing Wetlands
- All-Turns Access
- Limited-Turns Access
- One Way Street Direction
- 18m Median
- Road To Be Closed
- Deep Services - Proposed
- Storm Sewer/Manhole
- Sanitary Sewer/Manhole
- Water Main/Hydrant

Notes:
Residential roads are: laneless (8.5m/16.0m), laned (9.0m/16.0m) unless otherwise noted. All lanes are 7.0m wide unless otherwise noted.
Municipal Address: 19019 88 Street SE
Legal Description: South 1/2 Section 23-22-29-4

SECTION23 DEVELOPMENTS **SITUATED**

RANGEVIEW
Outline Plan and Land Use Redesignation
September 2018

Proposed Outline Plan and Customized Cross Sections

