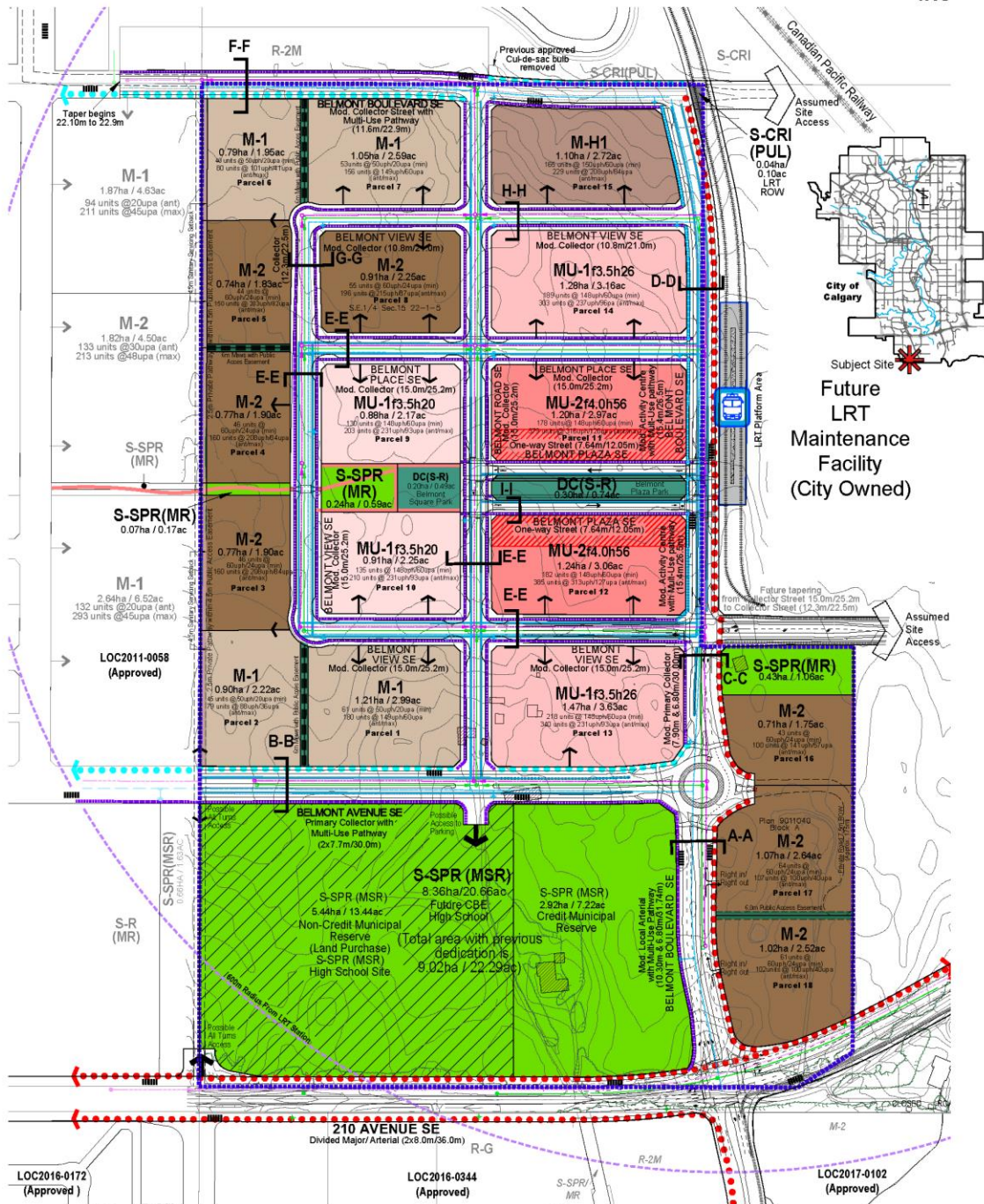


### Proposed Outline Plan



- 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

**BELMONT STATION**  
LOC2016-0335  
**OUTLINE PLAN**

### Proposed Outline Plan

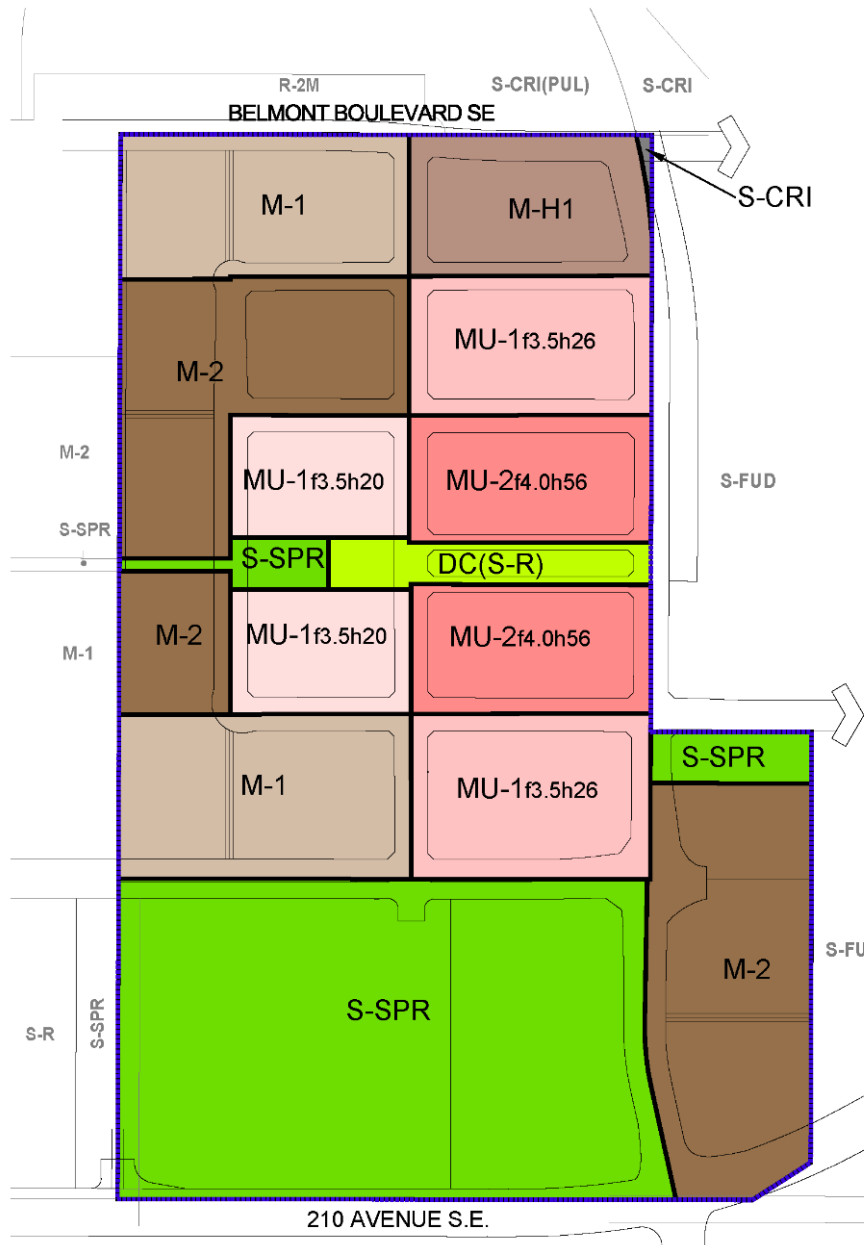


| OUTLINE PLAN STATISTICS   |                  |               |                 |                       |
|---|------------------|---------------|-----------------|-----------------------|
|   | Area (ha)        | Area (ac)     | % of Total Area |                       |
| <b>OWNERSHIP</b>  |                  |               |                 |                       |
| DOMAIN Apartments LTD.  | 32.35            | 79.94         |                 | 88%                   |
| UNITED COMMUNITIES  | 4.25             | 10.50         |                 | 12%                   |
| <b>Total Area</b>   | <b>36.60</b>     | <b>90.44</b>  |                 | <b>100%</b>           |
| <b>Regional Uses (High School) deducted for Density Purposes</b>              | <b>8.36</b>      | <b>20.66</b>  |                 |                       |
| <b>Gross Developable Area (GDA) for Density Purposes</b>                      | <b>28.24</b>     | <b>69.78</b>  |                 |                       |
|   | uph              | ha            | ac              | units                 |
| <b>Multi-Residential - Low Profile District (M-1)</b>                         | <b>3.95</b>      | <b>9.76</b>   |                 | <b>10.8%</b>          |
| 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/4 lupa 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                   |
| <b>Multi-Residential - Medium Profile District (M-2)</b>                      | <b>5.99</b>      | <b>14.80</b>  |                 | <b>16.4%</b>          |
| 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                   |
| <b>Multi-Residential - High Density Low Rise District (M-H1)</b>              | <b>1.10</b>      | <b>2.72</b>   |                 | <b>3.0%</b>           |
| Min number of Units based 150uph/60upa  | 150              |               |                 | 165                   |
| Ant/Max number of Units based 208uph/84upa Parcel 15                          | 208              |               |                 | 229                   |
| <b>Mixed Use - General District (MU-1f3.5h20)</b>                             | <b>1.79</b>      | <b>4.42</b>   |                 | <b>4.9%</b>           |
| 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                   |
| <b>Mixed Use - General District (MU-1f3.5h26)</b>                             | <b>2.75</b>      | <b>6.80</b>   |                 | <b>7.5%</b>           |
| 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                   |
| <b>Mixed Use - Active Frontage District (MU-2f4.0h56)</b>                     | <b>2.44</b>      | <b>6.03</b>   |                 | <b>6.7%</b>           |
| 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                   |
| <b>Total</b>  | <b>18.02</b>     | <b>44.53</b>  |                 |                       |
| <b>Units</b>  |                  |               |                 |                       |
| Minimum   |                  |               |                 | 1757                  |
| Anticipated/Maximum   |                  |               |                 | 3522                  |
| <b>Density</b>  |                  |               |                 |                       |
| Minimum   |                  | 62.2 uph      |                 | 25.2 upa              |
| Anticipated/Maximum   |                  | 124.7 uph     |                 | 50.5 upa              |
| <b>Municipal Reserve (Credit) S-SPR(MR/MSR)</b>                               | <b>3.66</b>      | <b>9.04</b>   |                 | <b>10.0%</b>          |
| 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          |                 |                       |
| <b>Non-Credit Municipal Reserve (Land Purchase) S-SPR(MSR)</b>                | <b>5.44</b>      | <b>13.44</b>  |                 | <b>14.9%</b>          |
| S-SPR(MSR) High School Purchase Area  | 5.44             | 13.44         |                 |                       |
| <b>Direct Control DC(S-R)</b>   | <b>0.50</b>      | <b>1.23</b>   |                 | <b>1.4%</b>           |
| Direct Control DC(S-R) Belmont Plaza Park                                     | 0.30             | 0.74          |                 |                       |
| Direct Control DC(S-R) Belmont Square Park                                    | 0.20             | 0.49          |                 |                       |
| <b>Special Purpose - City and Infrastructure Regional District S-CRI(PUL)</b> | <b>0.04</b>      | <b>0.10</b>   |                 | <b>0.1%</b>           |
| LRT Track Right-of-Way  | 0.04             | 0.10          |                 |                       |
| <b>Roadways</b>   | <b>8.94</b>      | <b>22.09</b>  |                 | <b>24.4%</b>          |
| 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          |                 |                       |
| <b>Municipal Reserve Breakdown by Ownership Area</b>                          |                  |               |                 |                       |
| <b>DOMAIN Apartments LTD.</b>   |                  |               |                 |                       |
| 10% of ownership 32.35 ha (79.94 ac) = 3.235 ha (7.99ac) S-SPR(MR/MSR)        |                  |               |                 |                       |
| <b>United Communities</b>   |                  |               |                 |                       |
| 10% of ownership 4.25 ha (10.50 ac) = 0.425ha (1.05ac) S-SPR(MR)              |                  |               |                 |                       |
| <b>INTENSITY ANALYSIS</b>   | <b>Area (m2)</b> | <b>People</b> | <b>Jobs</b>     | <b>Intensity</b>      |
| Medium Density (28-227 uph) @ 2.2 ppu   |                  | 3865          | 147             |                       |
| High School Facility  |                  |               | 200             |                       |
| Retail Uses   | 9589             |               | 191             |                       |
| Second Storey Office  | 9589             |               | 383             |                       |
| <b>TOTAL PEOPLE AND JOBS</b>  |                  | 3865          | 921             |                       |
|   |                  |               |                 | <b>169 p&amp;j/ha</b> |



**OUTLINE PLAN - STATISTICS**

Proposed Outline Plan



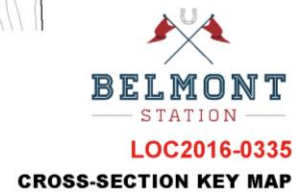
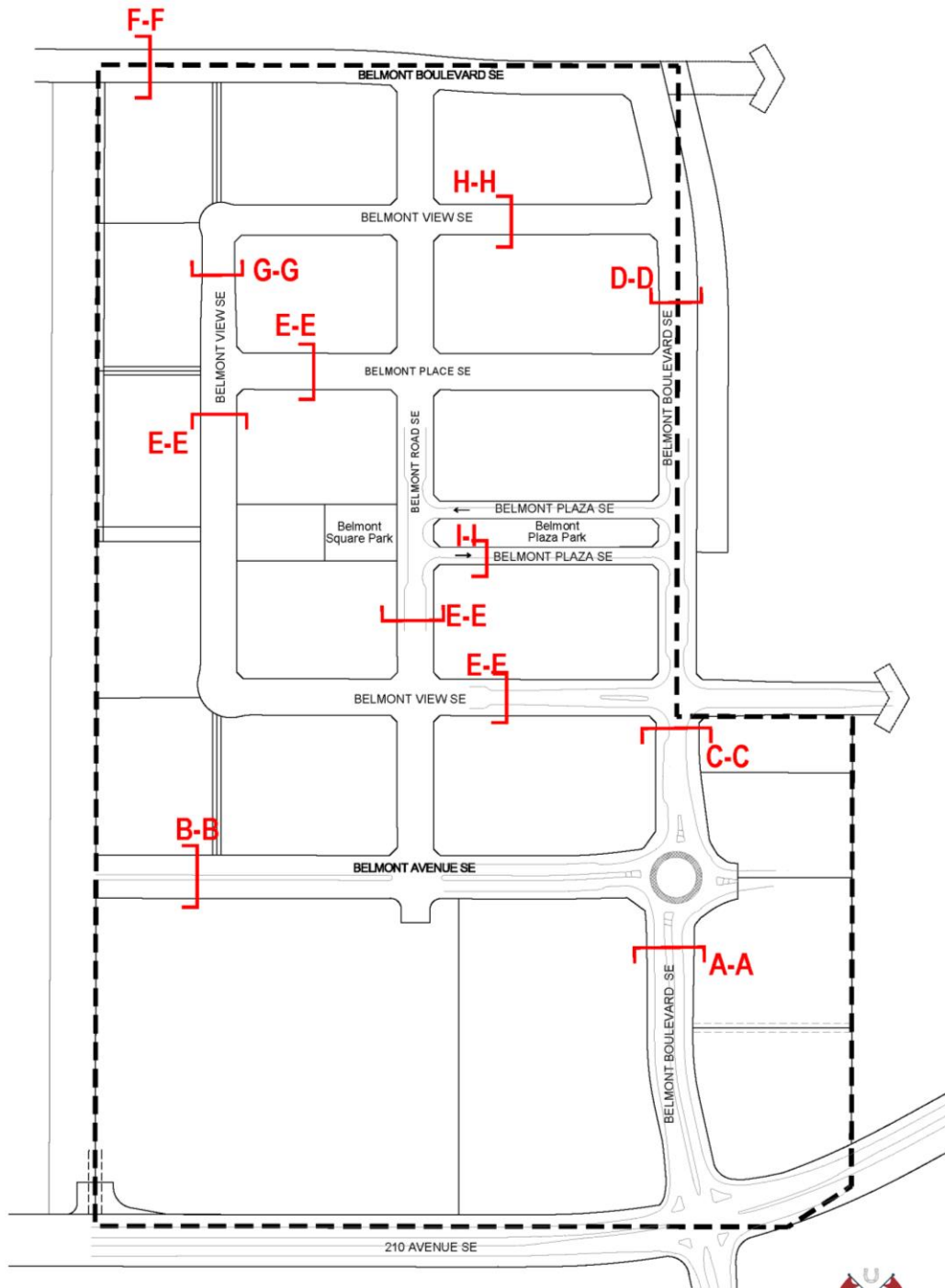
| LAND USE STATISTICS |             |              |              |
|---------------------|-------------|--------------|--------------|
| FROM                | TO          | Hectares     | Acres        |
| S-FUD               | M-1         | 5.11         | 12.63        |
| S-FUD               | M-2         | 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         |
| <b>TOTAL</b>        |             | <b>36.60</b> | <b>90.44</b> |



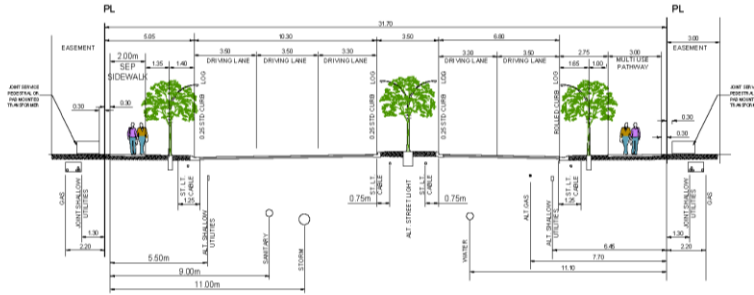
LOC2016-0335

LAND USE REDESIGNATION

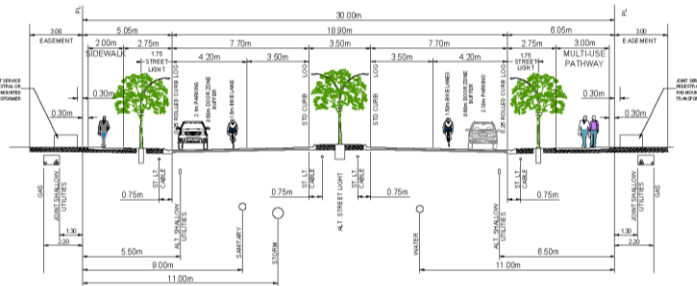
### Proposed Outline Plan



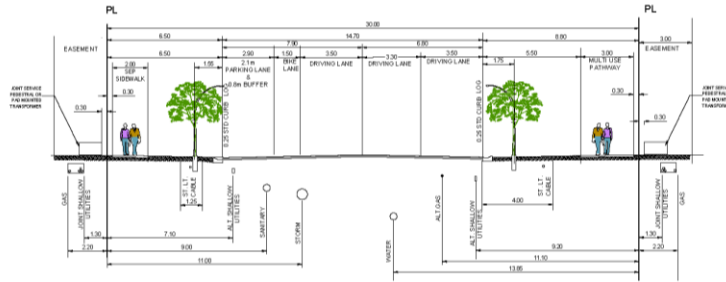
### Proposed Outline Plan



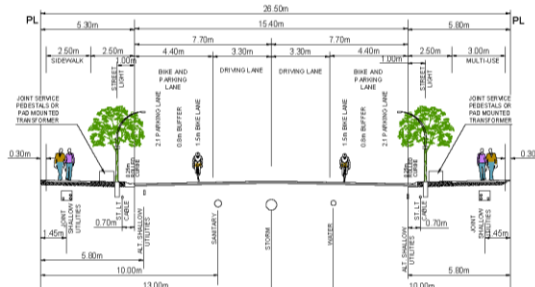
**A-A Belmont Boulevard SE (south segment)**  
Mod. Local Arterial with Multi-Use Pathway 10.30m & 6.80m/31.70m



**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



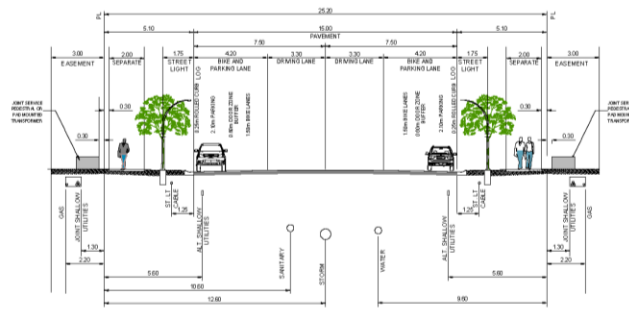
**D-D Belmont Boulevard SE (beside LRT station)**  
Mod. Activity Centre with Multi-Use Pathway 15.40m/26.50m



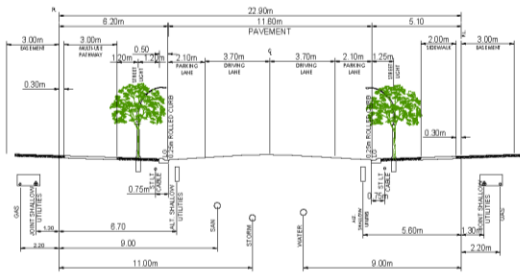
**LOC2016-0335**

**CROSS-SECTIONS: A, B, C & D**

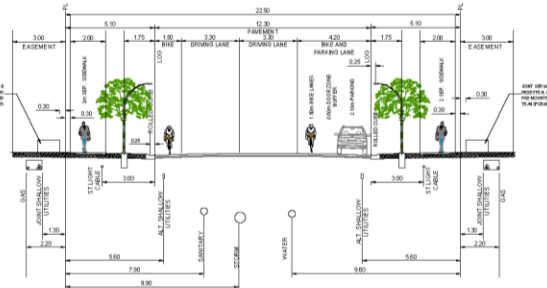
**Proposed Outline Plan**



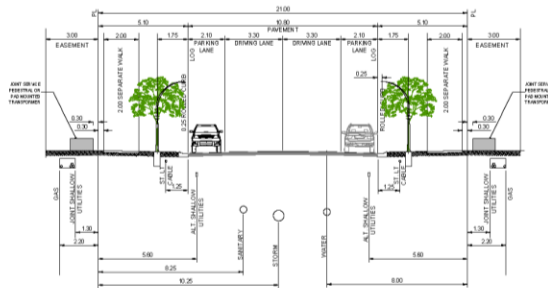
**E-E Belmont Place SE, Belmont View SE & Belmont Road SE**  
Mod. Collector with Seperate Sidewalks 15.00m/25.20m



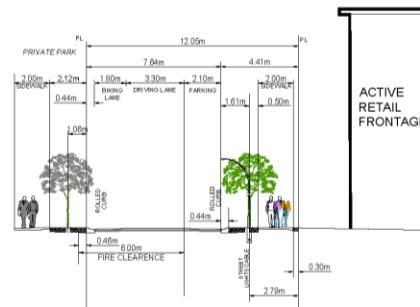
**F-F Belmont Boulevard SE (north segment)**  
Mod. Collector Street with Multi-Use Pathway 11.60m/22.90m



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



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

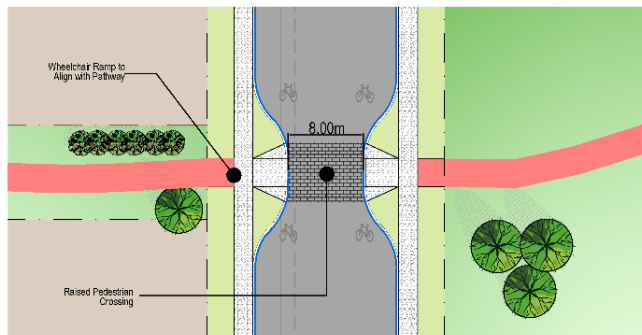


**I-I Belmont Plaza SE**  
Custom One-Way Street (Parallel parking on one side)  
7.64m/12.05m

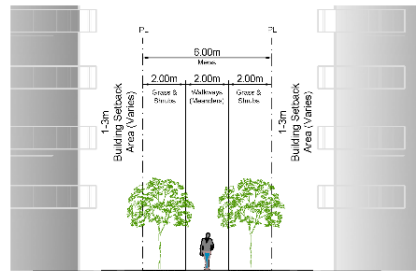


**LOC2016-0335**  
**CROSS-SECTIONS: E, F, G, H & I**

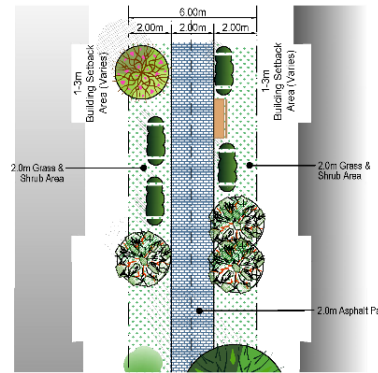
### Proposed Outline Plan



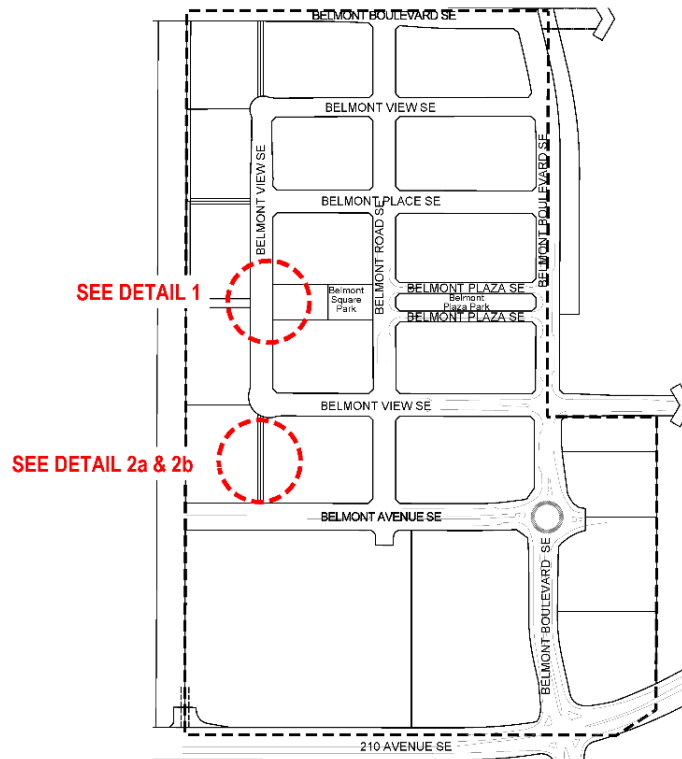
**DETAIL 1: Mid-block Crossing**



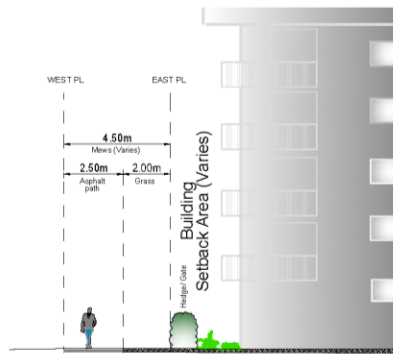
**DETAIL 2a: 6.00m Mews**



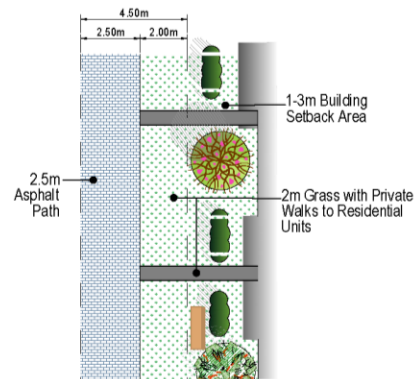
**DETAIL 2b: 6.00m Mews Plan View**



**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

