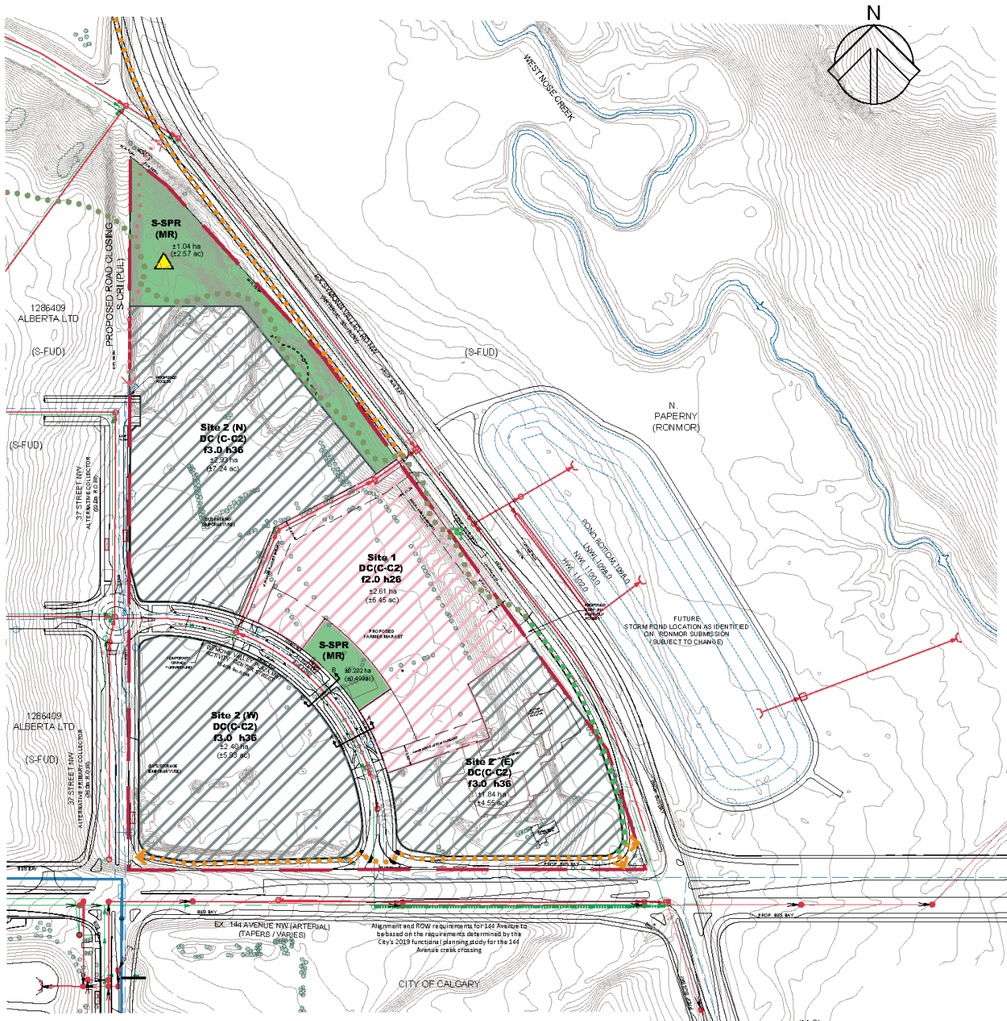
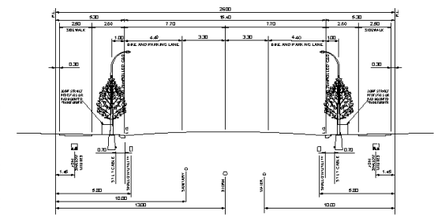
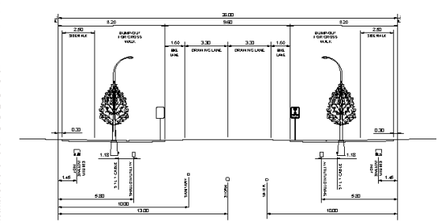
# Proposed Outline Plan



1 26.00m ROW CROSS SECTION A-A ACTIVITY CENTRE STREET (SYMONS VALLEY PLAZA NW)
SCALE 1:250



2 26.00m ROW CROSS SECTION B-B (@ CROSS WALK LOCATIONS) ACTIVITY CENTRE STREET (SYMONS VALLEY PLAZA NW)
SCALE 1:250

## Outline Plan Statistics:

| | | | |
|---|---|---|---|
| Site Area | ±12.442 ha | ±30.74 ac | |
| Gross Developable: | ±12.442 ha | ±30.74 ac | |
| **Residential/Commercial** | | | |
| DC (C-C2) Site 1 | ±2.603 ha | ±6.432 ac | 20.9% |
| DC (C-C2) Site 2 | ±7.167 ha | ±17.710 ac | 57.6% |
| **Park / Open Space** | | | |
| S-SPR | ±1.244 ha | ±3.074 ac | 10.0% |
| **Roads** | | | |
| Arterial (144th Ave NW) | ±0.461 ha | ±1.139 ac | 3.7% |
| Local Arterial (32.0m ROW) | ±0.038 ha | ±0.094 ac | 0.3% |
| Activity Center (26.0m ROW) | ±0.745 ha | ±1.840 ac | 6.0% |
| Collector (25.2 ROW) | ±0.185 ha | ±0.457 ac | 1.5% |
| Total | ±1.429 ha | ±3.531 ac | |

## Residential Density/ Intesity:

| Anticipated Units | Occupancy Rate | Anticipated Population |
|---|---|---|
| 1499 | 1.65 | 2473 |

Total Site Residential Density

| Total Area | Units/ha | Units/ac | People per Hectare | People per acre |
|---|---|---|---|---|
| ±12.442 ha | 120.5 | 48.75 | 198.76 pp/ha | 80.45pp/ac |

## Job Intensity:

| Proposed Gross square area (m²) | Intensity Assumption | Employees |
|---|---|---|
| 49841 | Varies 23.2-46.8m²/ employee | 1254 |

$$\text{Jobs per Hectare} \quad \frac{1254}{\pm 12.442 \text{ ha } (\pm 30.74 \text{ ac})} = 100.79 \text{j/ha } (40.79 \text{ j/ac})$$

## Anticipated Combined Intensity:

$$\text{Anticipated Combined Intensity} \quad \frac{2473+1254}{\pm 12.442 \text{ ha } (\pm 30.74 \text{ ac})} = 299.55 \text{ pj/ha } (121.24 \text{ pj/a})$$

## Land Use Statistics:

| Lands to be Redesignated | | |
|---|---|---|
| DC 102D2015 to DC (C-C2) Site 1 | ±2.74 ha | ±6.77 ac |
| DC 102D2015 to DC (C-C2) Site 2 | ±8.38 ha | ±20.71 ac |
| DC 102D2015 to S-SPR | ±1.32 ha | ±3.26 ac |
| Total: | ±12.44ha | ±30.74 ac |

Preliminary - Subject to Revision

CLIENT
**Capexco Inc.**
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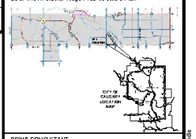
| | | APPR. | DESCRIPTION |
|---|---|---|---|
| 5 | 2019-09-07 | | SIDEWALK & PATH REVISION |
| 4 | 2017-12-07 | | LUOP SUBMISSION |
| 3 | 2017-11-27 | | LUOP REVISION |
| 2 | 2017-09-03 | | LUOP SUBMISSION |
| 1 | DATE | APPR. | DESCRIPTION |

REVISIONS

LEGEND:
- OUTLINE PLAN BOUNDARY
- PROP. REGIONAL PATHWAY (3.0m)
- PROP. LOCAL PATHWAY (2.5m)
- PROP. GREEN CORRIDOR
- S-FUD EXISTING LAND USE
- M-H2 PROPOSED LAND USE
- CONTOURS
- PROPOSED PLAY GROUND
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- EX. BUILDING TO BE REMOVED
- EXISTING TREES
- PROP. BUS ZONE

LOCATION: Glacier Ridge Area Structure Plan



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PROJECT
**Symons Valley Ranch**
14555 Symons Valley Rd NW

LEGAL DESCRIPTION
Plan 1643JK, Block A
W5M-1-26-6-SW

| | |
|---|---|
| PROJECT NO: | 108820 |
| DRAWN BY: | CP/TM |
| CHK'D BY: | AP/EK/BL |
| SCALE: | 1:4000 |
| START DATE: | 2017-03-16 |
| CURRENT DATE: | 2019-03-11 |

SHEET TITLE
LAND USE PLAN & OUTLINE PLAN

9.0

File Location: J:\108820_Symons Valley Ranch\02-Design\Drawings\Land Use (Basic)\108820-01-LUOP-06.dwg Last Saved: March 12, 2019 by TMcGuire