

Proposed Outline Plan



OUTLINE PLAN STATISTICS						
	Lot width/ units per acre	Frontage (Measures at mid-block)	Hectares	Acres	Number of lots/units	% of GDA
	(m)/uph	(m)	(+/-)	(+/-)		
TOTAL LAND USES						
Wetland & 30m Setback Area			17.01	42.04		
GROSS DEVELOPABLE AREA (GDA)			0.47	1.16		100.0%
RESIDENTIAL						
Single Family			11.38	28.12		68.8%
Residential - Narrow Parcel One Dwelling District (R-G)			5.20	12.86		31.5%
Anticipated number of lots based on 9.14m lot width	9.14	1360			148	
Maximum number of lots based on 6.0m lot width	6.00				227	
Multi-Family			6.18	15.26		37.3%
Multi-Residential - Low Profile District (M-G)			2.79	6.90	131	
Anticipated number of units based on 47 uph	47 uph					
Minimum number of units based on 35 uph	35 uph				98	
Maximum number of units based on 80 uph	80 uph				223	
Multi-Residential - High Profile District (M-H1)			3.38	8.36	524	
Anticipated number of units based on 155 uph (1.41 FAR)	155 uph					
Minimum number of units based on 150 uph	150 uph				507	
Maximum number of units based on a 2.2 FAR modifier	232 uph				785	
Total Number of Units						
Anticipated					803 units	
Minimum					753	
Maximum					1235 units	
DENSITY						
Anticipated					48.5 upha	19.6 upa
Minimum					45.5 upha	18.4
Maximum					74.6 upha	30.2 upa
CREDIT OPEN SPACE						
Special Purpose - School, Park and Community Reserve District (S-SPR)			1.66	4.09		10.0%
SPECIAL PURPOSE - CITY AND REGIONAL INFRASTRUCTURE DISTRICT (S-CRI)						
Stormwater Pond (PUL)			0.53	1.32		
Control Structure (PUL)			0.06	0.16		
ATCO Gas Line Utility ROW			0.73	1.80		
ROADWAYS AND LANES						
Collector Street (10.8m/21.0m)			2.18	5.39		13.2%
Residential Street (9.0m/16.00m)			0.87	2.14		
			1.32	3.25		

Legend:

- Outline Plan Boundary
- Contour Interval 0.5m
- 1.5m Mono Sidewalk
- 2.0m Mono Sidewalk
- 2.0m Separate Sidewalk
- 2.0m Local Pathway
- 3.0m Regional Pathway
- 3.0m Future Upgraded Pathway
- 2.0m Private Pathway w/ Public Access Easement
- Bus Pad Location
- Existing Mono Sidewalk
- All Turns Site Access
- Secondary Emergency Access
- Right in/out Site Access
- Deep Services - Proposed**
- Storm Sewer/Manhole
- Sanitary Sewer/Manhole
- Water Main/Hydrant

Notes:

Residential roads are laneless (9.0m/16.0m) unless otherwise noted.