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ITEM: CPC2019-0318
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client:

GENSTAR
BRINGING LAND TO LIFE

sub-consultant:



file description:

file number: LOC2018-0170
pre-app: PE 2017-01564
Stage 1 Approved LOC 2013-0036
Stage 2 Approved LOC 2014-0208

file info:

project no.: 1499c
drawn by: EB
start date: September, 2017
current date: Mar 26, 2019

project:



sheet title:

Land Use Redesignation

Site 2

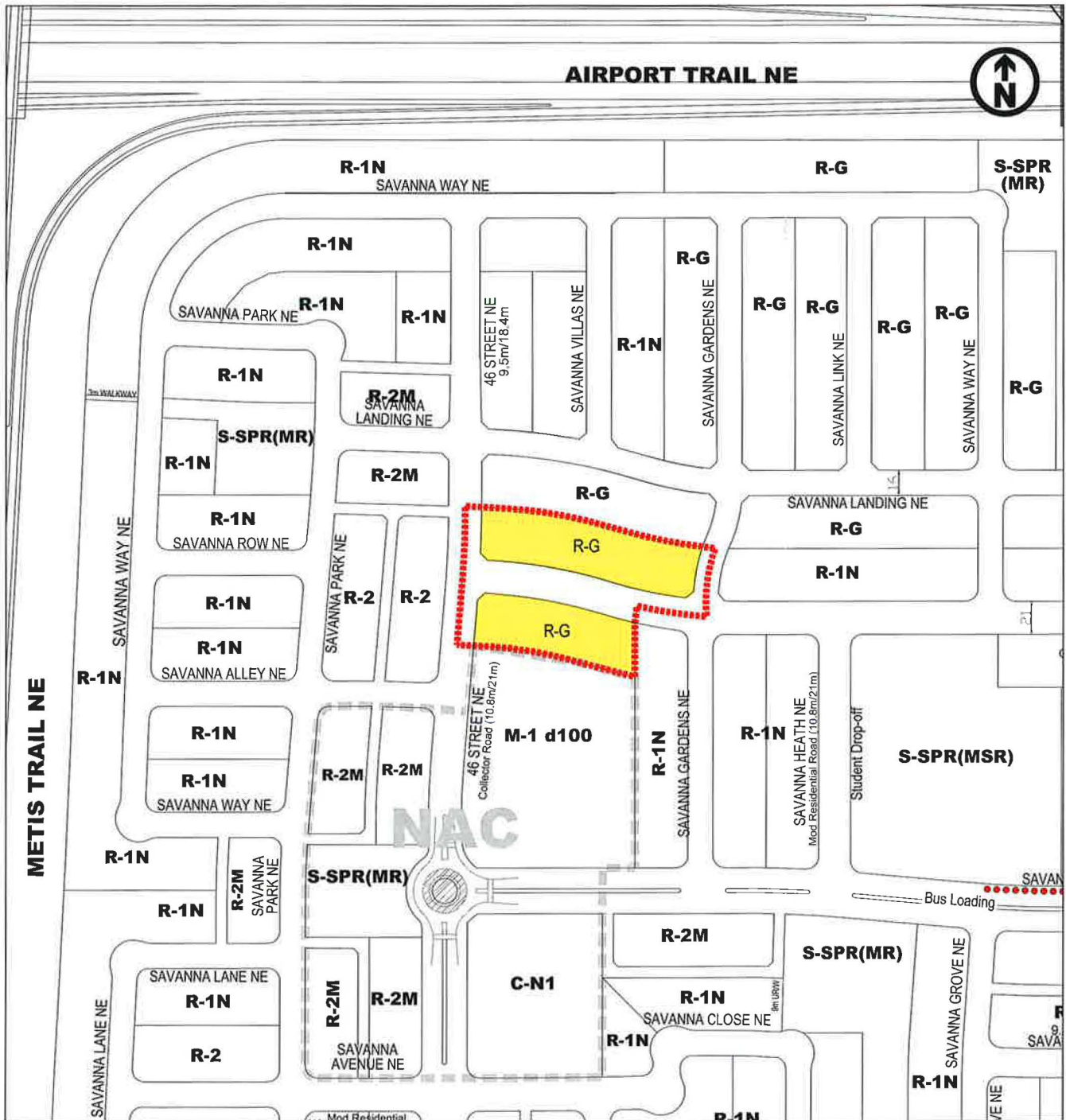
exhibit no.:

2.0

APPROVED LAND USE PLAN

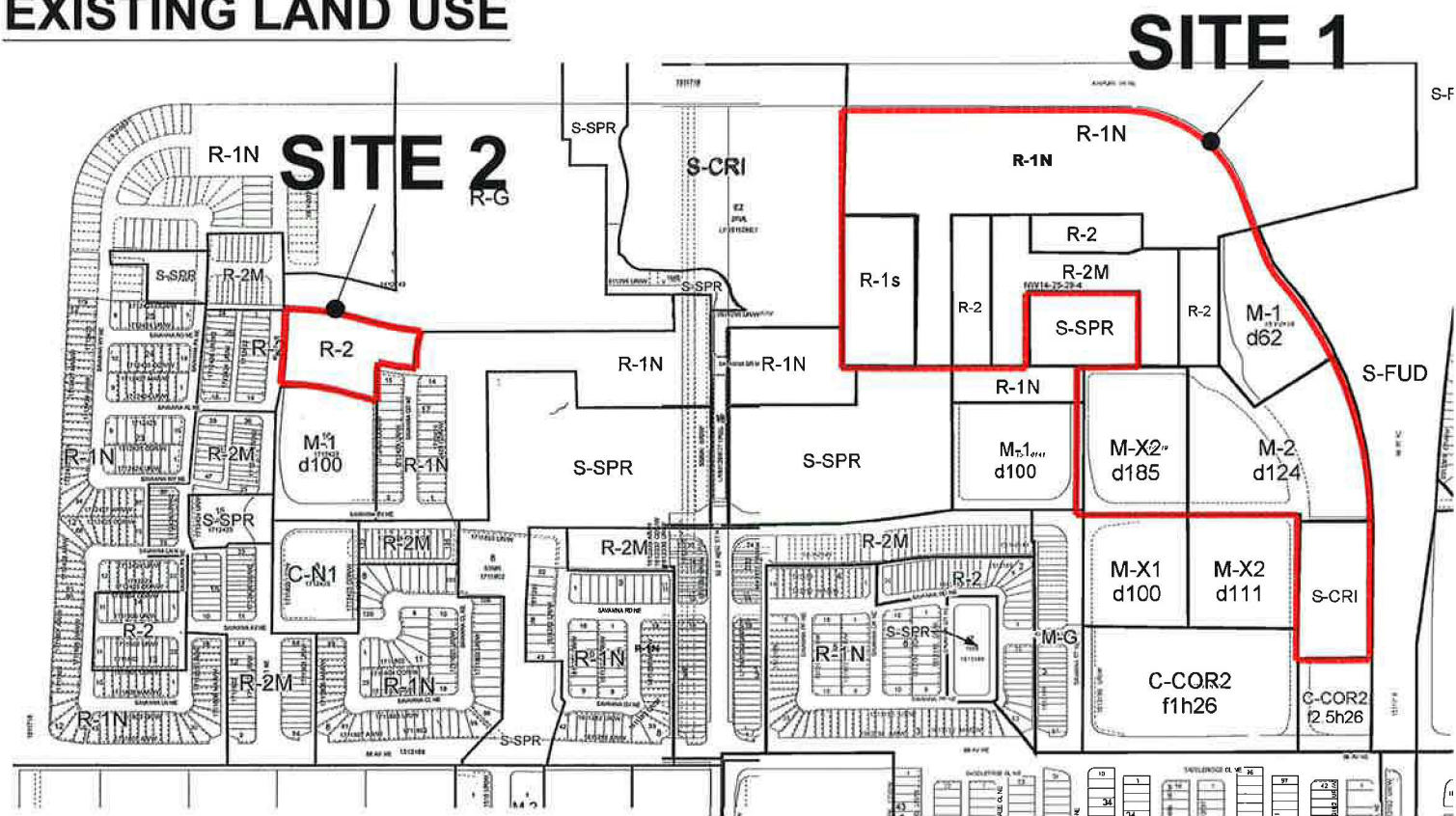


PROPOSED LAND USE PLAN



Land Use Boundary

EXISTING LAND USE



PROPOSED LAND USE



SITE 1

LAND USE STATISTICS

	From	To	ha	ac
1	R-1N	R-G	6.82	16.85
2	R-1S	R-G	1.48	3.66
3	R-2	R-G	1.58	3.90
4	R-2	DC(R-Gm)	0.42	1.04
5	R-2M	R-Gm	0.91	2.25
6	R-2M	R-G	0.63	1.56
7	M-1d62	R-G	0.37	0.91
8	M-1d62	DC(R-Gm)	0.61	1.51
9	M-1d62	M-2	0.76	1.88
10	R-2M	DC(R-Gm)	0.40	0.99
11	M-X2d185	DC(R-Gm)	1.14	2.82
12	M-X2d185	DC(R-Gm)	1.01	2.50
13	M-2d124	DC(R-Gm)	0.87	2.15
14	M-2d124	DC(R-Gm)	1.02	2.52
15	M-2d124	M-2	1.28	3.16
16	M-2d124	DC(MU-1)	0.14	0.35
17	S-CRI	DC(MU-1)	1.37	3.39
Total Area			20.81	51.42

SITE2

LAND USE STATISTICS

	From	To	ha	ac
1	R-2	R-G	1.19	2.94



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client:



sub-consultant:



legend:

- Land Use Boundary
- Outline Plan Boundary
- Contour Interval 0.5m
- 1.5m Mono Sidewalk
- 2.0m Mono Sidewalk
- 2.0m Separate Sidewalk
- 3.0m Multi-Use Pathway
- 3.0m Regional Pathway
- 2.5m Local Pathway
- Bus Pad Location
- CAC- Community Activity Centre
- Deep Services - Proposed
- Storm Sewer/Manhole
- Sanitary Sewer/Manhole

file description:

file number: LOC2018-0170
pre-app: PE 2017-01564
Stage 1 Approved LOC 2013-0036
Stage 2 Approved LOC 2014-0208

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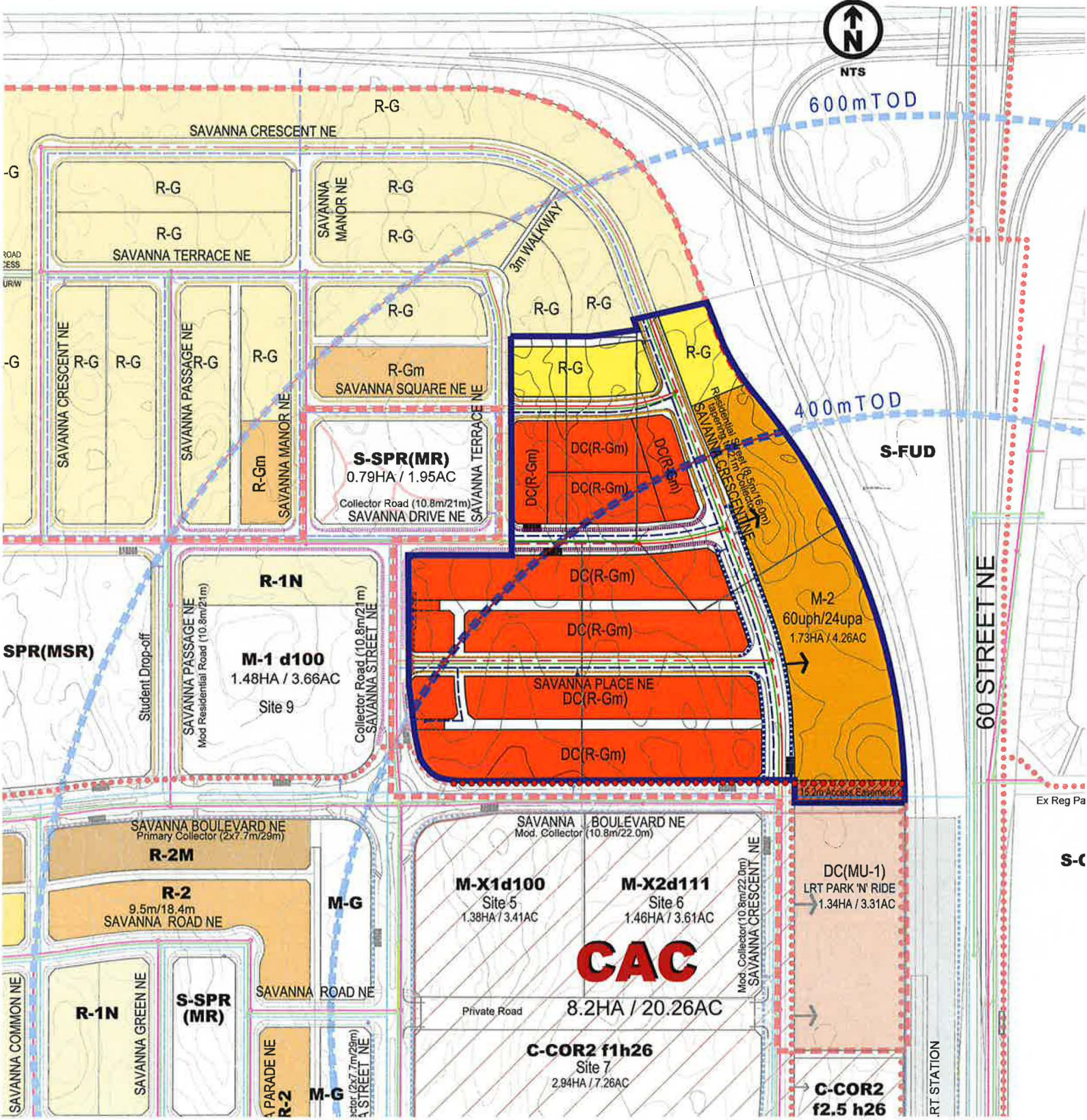
sheet title:

Land Use Redesignation
Site 1 & 2

exhibit no.:

3.0

Proposed Outline Plan



Proposed Outline Plan Statistics																						
Proposed Outline Plan																						
LANDOWNER		Genstar Development Company		hectares		acres																
GROSS DEVELOPABLE AREA (GDA)				7.74		19.13																
				7.74		19.13																
RESIDENTIAL	Anticipated	Minimum		frontage	Anticipated	Maximum	areas		%	Anticipated	Maximum											
	lot width (average)	lot width			# of units	# of units	(hectares)	(acres)		Population	Population											
	(metres)	(feet)	(metres)	(feet)	(metres)						ppu	total	total									
R-G Low Density Mixed Housing					19	25	0.54	1.33	7.0%													
Single detached (laneless)					7	10	0.22	0.54														
Single zero lotline					92	12	15	0.32	0.79													
DC(R-Gm) Low Density Mixed Housing					206	228	3.52	8.69	45.5%													
Semi Detached					519	85	103	1.56	3.85													
Rowhouse					628	121	125	1.96	4.84													
Total					1304	225	253	4.06	10.02													
		Anticipated / Maximum Density		Max																		
MULTI RESIDENTIAL		uph		upa		# of Units		# of Units														
M-2 Multi-Residential - Low Profile		60		24		104		104		1.73		4.27		22.4%	2.2	228	239					
TOTAL						329		357								744	823					
DENSITY - units per hectare						42.5		46.1														
DENSITY - units per acre						17.2		18.7														
INTENSITY																						
Population																						
Jobs																						
Standard														3.8 Jobs per 100 population								
Total Population & Jobs														28				31				
Population & Jobs / Hectare														772				854				
														100				110				
ROADS																						
10.8m/21m Collector														647 m				1.95		4.82		25.2%
9m/16m Residential Road														492 m				1.01		2.50		
7m Lane														619 m				0.79		1.95		
																		0.15		0.38		