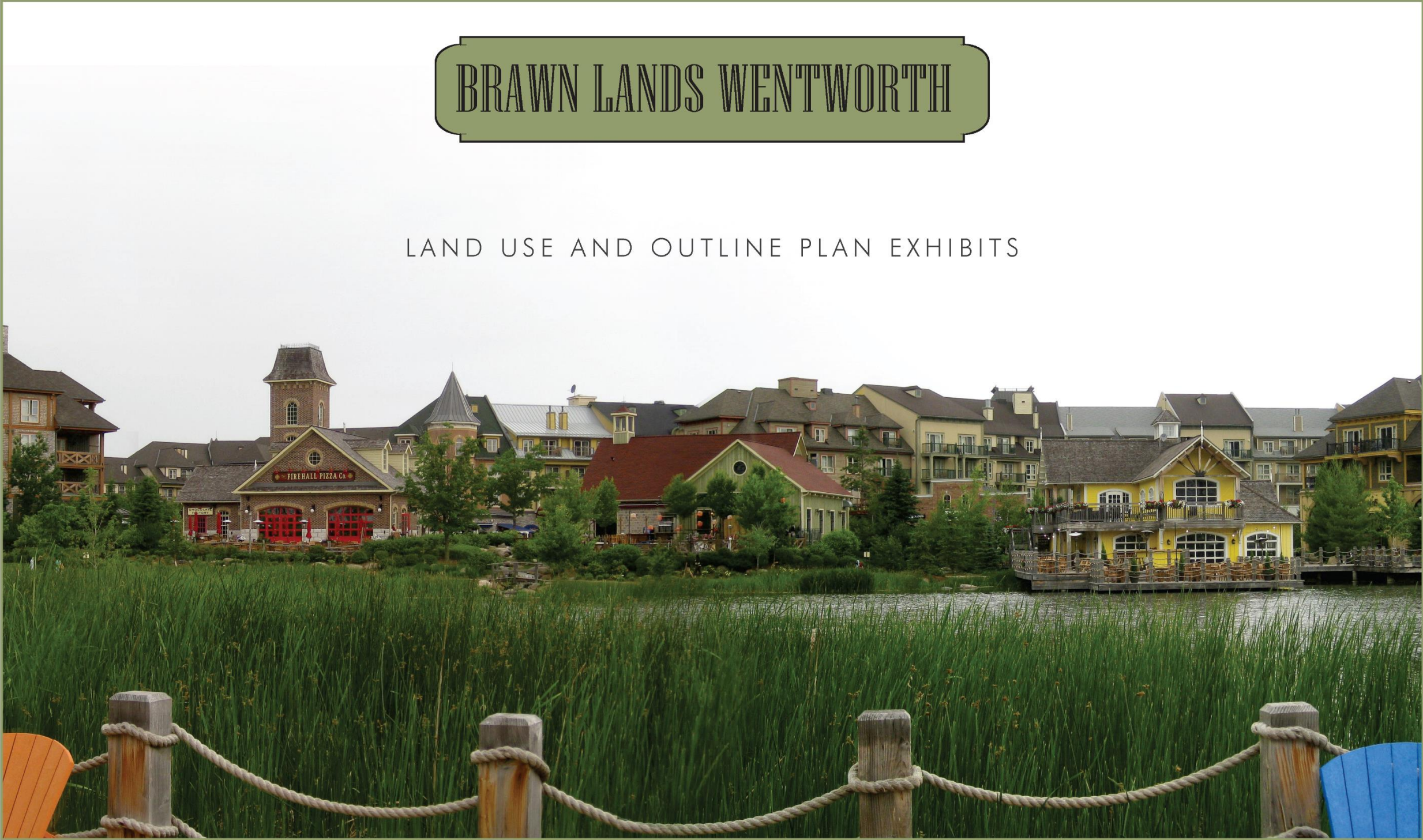


Proposed Outline Plan



BRAWN LANDS WENTWORTH

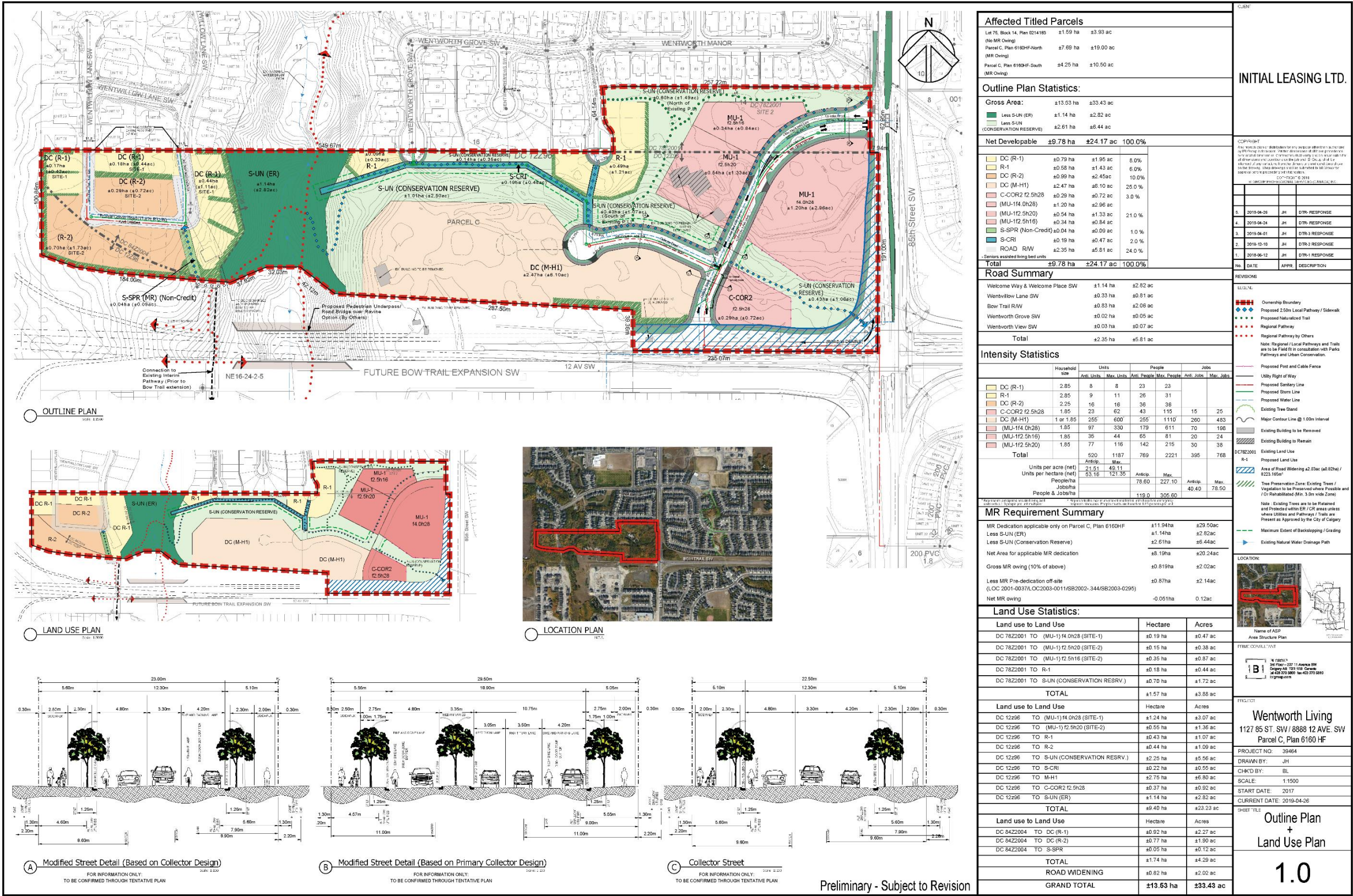
LAND USE AND OUTLINE PLAN EXHIBITS



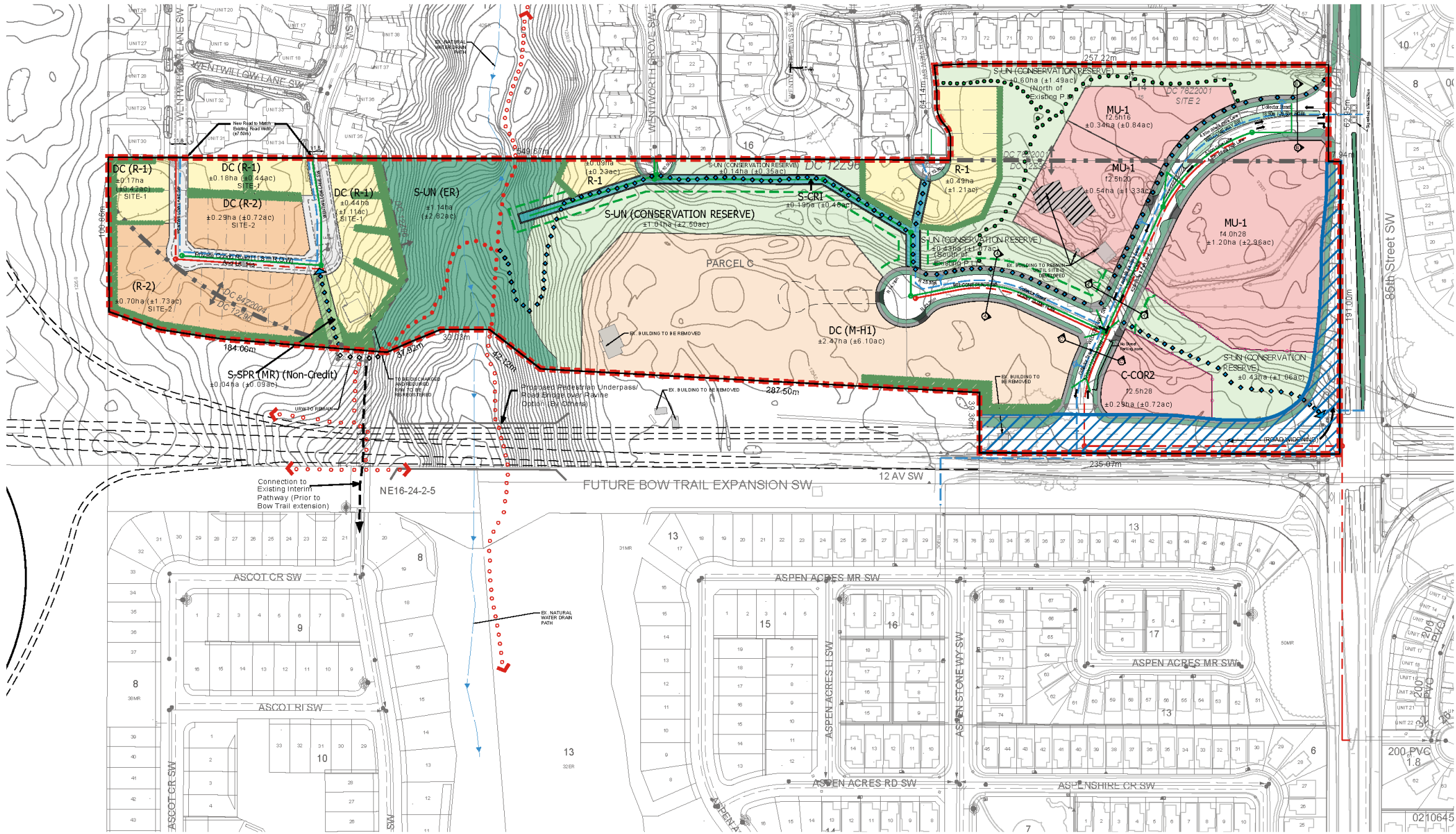
BRAWN LANDS WENTWORTH

Brawn Lands Wentworth
Update: April 2019

Proposed Outline Plan



Proposed Outline Plan



IBI GROUP
3rd Floor – 227 11 Avenue SW
Calgary AB T2R 1R9 Canada
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ibigroup.com

J:\39464_Wentworth\City\5.9 Drawings\59plan\39464-OP-17-CPC.dwg

Wentworth Living
1127 85 ST. SW / 8888 12 AVE. SW
Parcel C, Plan 6160 HF

PROPOSED OUTLINE PLAN
Exhibit 2.0
Last Saved: April 30, 2019, by jawad.habib

Proposed Outline Plan

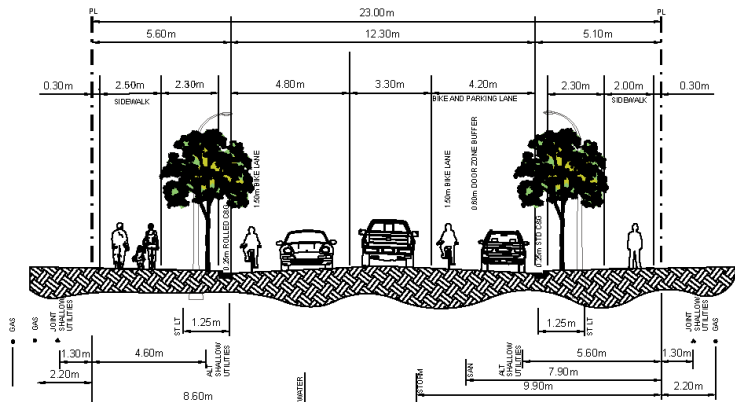
Affected Titled Parcels			
Lot 75, Block 14, Plan 0214183 (No MR Owing)	±1.59 ha	±3.93 ac	
Parcel C, Plan 6160HF-North (MR Owing)	±7.69 ha	±19.00 ac	
Parcel C, Plan 6160HF-South (MR Owing)	±4.25 ha	±10.50 ac	
Outline Plan Statistics:			
Gross Area:	±13.53 ha	±33.43 ac	
Less S-UN (ER)	±1.14 ha	±2.82 ac	
Less S-UN (CONSERVATION RESERVE)	±2.61 ha	±6.44 ac	
Net Developable	±9.78 ha	±24.17 ac	
			100.0%
DC (R-1)	±0.79 ha	±1.95 ac	8.0%
R-1	±0.58 ha	±1.43 ac	6.0%
DC (R-2)	±0.99 ha	±2.45ac	10.0%
DC (M-H1)	±2.47 ha	±6.10 ac	25.0 %
C-COR2 f2.5h28	±0.29 ha	±0.72 ac	3.0 %
(MU-1f4.0h28)	±1.20 ha	±2.96 ac	
(MU-1f2.5h20)	±0.54 ha	±1.33 ac	21.0 %
(MU-1f2.5h16)	±0.34 ha	±0.84 ac	
S-SPR (Non-Credit)	±0.04 ha	±0.09 ac	1.0 %
S-CRI	±0.19 ha	±0.47 ac	2.0 %
ROAD R/W	±2.35 ha	±5.81 ac	24.0 %
* Seniors assisted living bed units			
Total	±9.78 ha	±24.17 ac	100.0%

Road Summary							
Welcome Way & Welcome Place SW	±1.14 ha	±2.82 ac					
Wentwillow Lane SW	±0.33 ha	±0.81 ac					
Bow Trail R/W	±0.83 ha	±2.06 ac					
Wentworth Grove SW	±0.02 ha	±0.05 ac					
Wentworth View SW	±0.03 ha	±0.07 ac					
Total		±2.35 ha	±5.81 ac				
Intensity Statistics							
	Household size	Units		People		Jobs	
		Anti. Units	Max. Units	Anti. People	Max. People	Anti. Jobs	Max. Jobs
DC (R-1)	2.85	8	8	23	23		
R-1	2.85	9	11	26	31		
DC (R-2)	2.25	16	16	36	36		
C-COR2 f2.5h2.8	1.85	23	62	43	115	15	25
DC (M-H1)	1 or 1.85	255 ¹	600 ²	255 ¹	1110 ²	260	483
(MU-1f4.0h28)	1.85	97	330	179	611	70	198
(MU-1f2.5h16)	1.85	35	44	65	81	20	24
(MU-1f2.5h20)	1.85	77	116	142	215	30	38
Total		520	1187	769	2221	395	768
Units per acre (net)		Anticip.	Max.	Anticip.	Max.	Anticip.	Max.
		21.51	49.11				
Units per hectare (net)		53.16	121.35	Anticip.	Max.	Anticip.	Max.
People/ha				78.60	227.10	Anticip.	Max.
Jobs/ha						40.40	78.50
People & Jobs/ha				119.0	305.60		
¹ Represents anticipated assisted living bed units with a 1.0 people per unit multiplier							
² Represents the maximum market residential units based on emergency response standards. People counts are based on 1.85 persons per unit.							
MR Requirement Summary							
MR Dedication applicable only on Parcel C, Plan 6160HF	±11.94ha	±29.50ac					
Less S-UN (ER)	±1.14ha	±2.82ac					
Less S-UN (Conservation Reserve)	±2.61ha	±6.44ac					
Net Area for applicable MR dedication	±8.19ha	±20.24ac					
Gross MR owing (10% of above)	±0.819ha	±2.02ac					
Less MR Pre-dedication off-site (LOC 2001-0037/LOC2003-0011/SB2002-.344/SB2003-0295)	±0.87ha	±2.14ac					
Net MR owing	-0.051ha	0.12ac					

Proposed Outline Plan

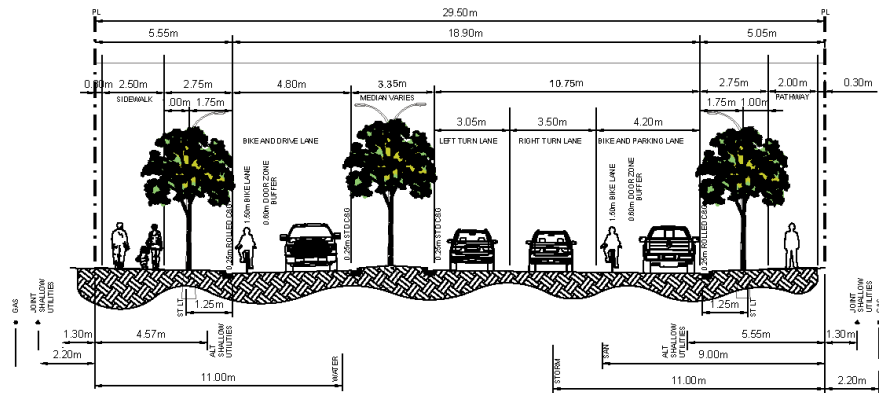
Land Use Statistics:		
Land use to Land Use	Hectare	Acres
DC 78Z2001 TO (MU-1) f4.0h28 (SITE-1)	±0.19 ha	±0.47 ac
DC 78Z2001 TO (MU-1) f2.5h20 (SITE-2)	±0.15 ha	±0.38 ac
DC 78Z2001 TO (MU-1) f2.5h16 (SITE-2)	±0.35 ha	±0.87 ac
DC 78Z2001 TO R-1	±0.18 ha	±0.44 ac
DC 78Z2001 TO S-UN (CONSERVATION RESRV.)	±0.70 ha	±1.72 ac
TOTAL	±1.57 ha	±3.88 ac
Land use to Land Use	Hectare	Acres
DC 12z96 TO (MU-1) f4.0h28 (SITE-1)	±1.24 ha	±3.07 ac
DC 12z96 TO (MU-1) f2.5h20 (SITE-2)	±0.55 ha	±1.36 ac
DC 12z96 TO R-1	±0.43 ha	±1.07 ac
DC 12z96 TO R-2	±0.44 ha	±1.09 ac
DC 12z96 TO S-UN (CONSERVATION RESRV.)	±2.25 ha	±5.56 ac
DC 12z96 TO S-CRI	±0.22 ha	±0.55 ac
DC 12z96 TO M-H1	±2.75 ha	±6.80 ac
DC 12z96 TO C-COR2 f2.5h28	±0.37 ha	±0.92 ac
DC 12z96 TO S-UN (ER)	±1.14 ha	±2.82 ac
TOTAL	±9.40 ha	±23.23 ac
Land use to Land Use	Hectare	Acres
DC 84Z2004 TO DC (R-1)	±0.92 ha	±2.27 ac
DC 84Z2004 TO DC (R-2)	±0.77 ha	±1.90 ac
DC 84Z2004 TO S-SPR	±0.05 ha	±0.12 ac
TOTAL	±1.74 ha	±4.29 ac
ROAD WIDENING	±0.82 ha	±2.02 ac
GRAND TOTAL	±13.53 ha	±33.43 ac

Proposed Outline Plan



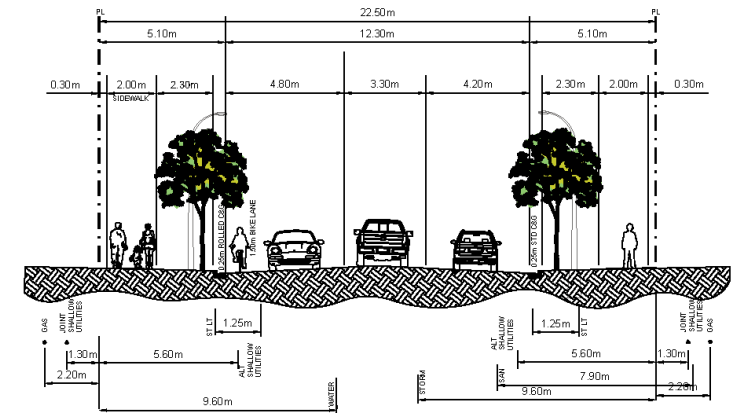
A Modified Street Detail (Based on Collector Design)
Scale: 1:250

(FOR INFORMATION ONLY:
TO BE CONFIRMED THROUGH TENTATIVE PLAN)



B Modified Street Detail (Based on Primary Collector Design)
Scale: 1:250

(FOR INFORMATION ONLY:
TO BE CONFIRMED THROUGH TENTATIVE PLAN)



C Collector Street
Scale: 1:250

(FOR INFORMATION ONLY:
TO BE CONFIRMED THROUGH TENTATIVE PLAN)