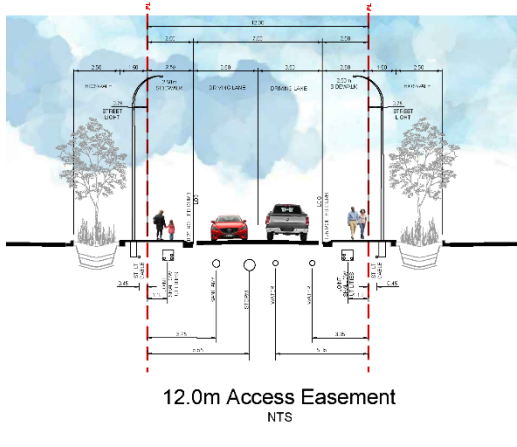
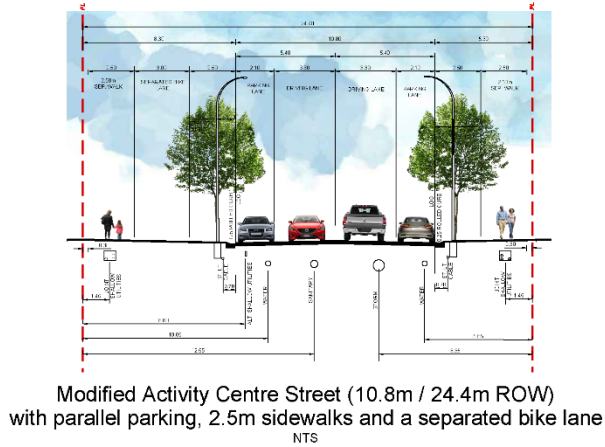
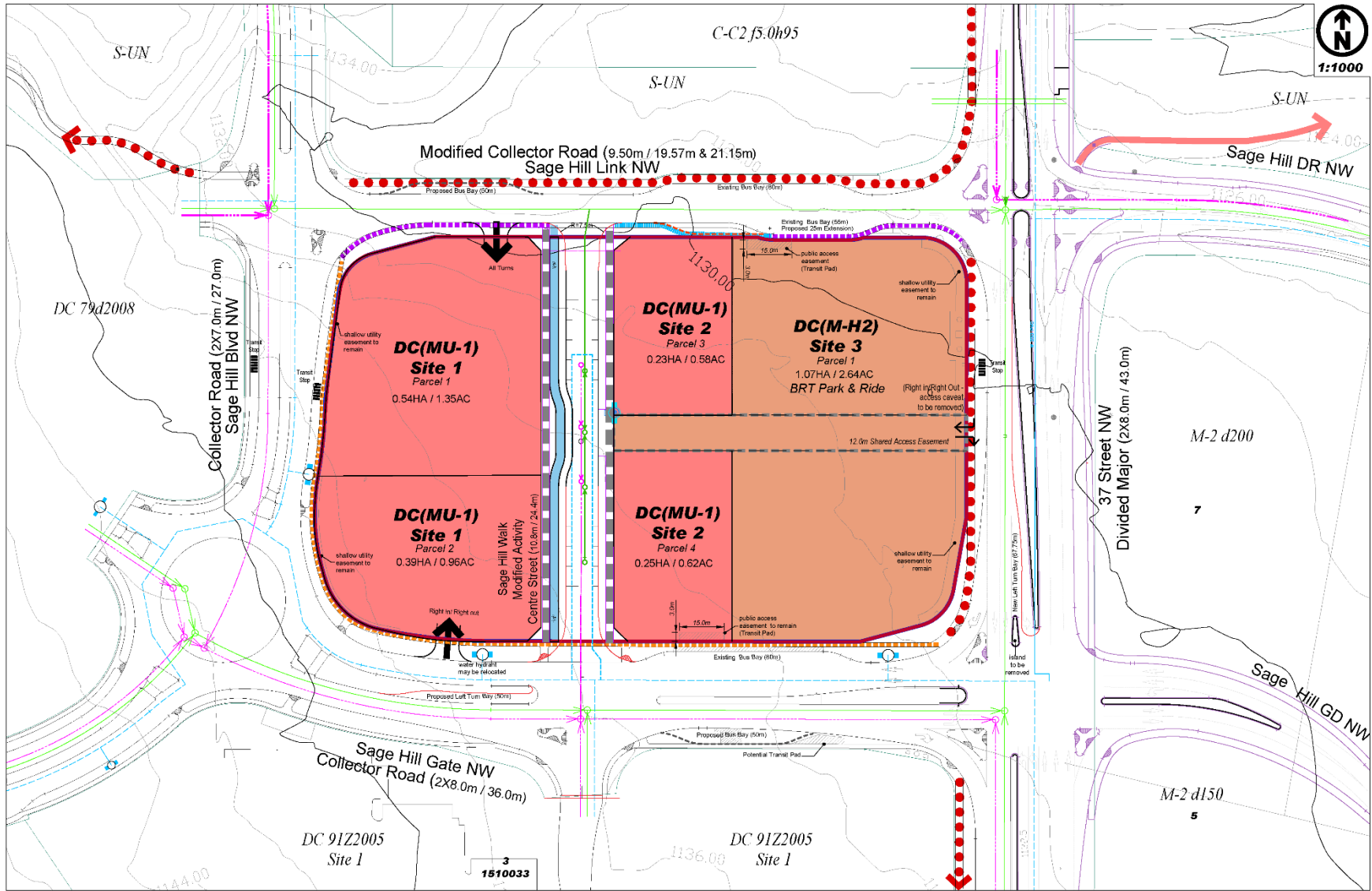
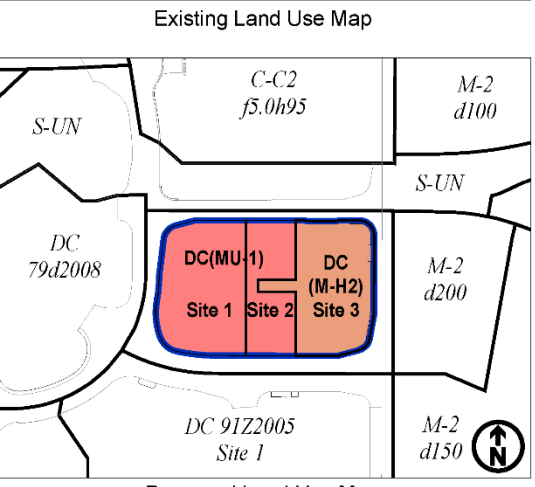
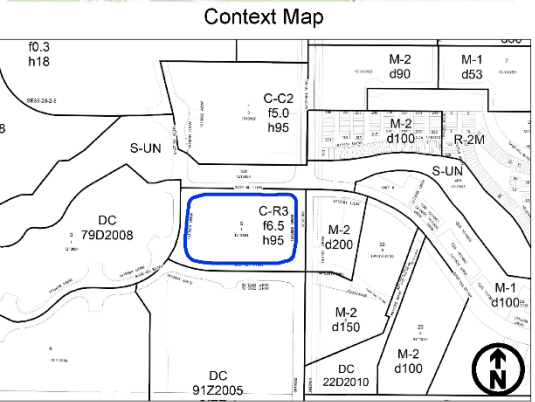
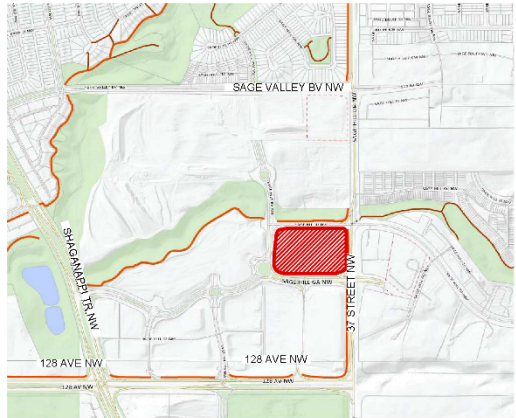


Proposed Outline Plan



| OUTLINE PLAN STATISTICS                                |  |                        |          |             |
|--------------------------------------------------------|--|------------------------|----------|-------------|
| 06-Jun-19                                              |  |                        |          |             |
|                                                        |  | # of units anticipated | area ha  | BCS         |
| TOTAL AREA                                             |  |                        | 2.82     | 6.97        |
| Gross Developable Area (GDA)                           |  |                        | 2.82     | 6.97 100.0% |
| DC (MU-1) - Site 1                                     |  |                        | 0.93     | 2.30 33.0%  |
| Parcel 1 DC(MU-1) Anticipated density 107uph/43upa *   |  | 48                     | 0.94     | 1.33        |
| Parcel 2 DC(MU-1)                                      |  |                        | 0.39     | 0.96        |
| DC (MU-1) - Site 2                                     |  |                        | 0.48     | 1.19 88.9%  |
| Parcel 3 DC(MU-1) Anticipated density 291uph/118upa *  |  | 64                     | 0.23     | 0.57        |
| Parcel 4 DC(MU-1) Anticipated Density: 283uph/111upa * |  | 68                     | 0.25     | 0.62        |
| DC(M-H2) - Site 3                                      |  |                        | 1.07     | 2.64 37.9%  |
| Parcel 1 - BRT Park & Ride                             |  |                        | 1.07     | 2.64        |
| Modified Activity Centre Street                        |  |                        | 0.82     | 2.03 29.1%  |
| TOTAL NUMBER OF UNITS                                  |  | 180                    |          |             |
| Density Anticipated - Site 1 & Site 2                  |  |                        | 63.9 uph | 25.0 upa    |
| INTENSITY                                              |  | ppu anticipated        |          |             |
| Population                                             |  | 2.2                    | 396      |             |
| Home-based Jobs                                        |  | 3.8/100                | 7        |             |
| Civic and Retail Jobs                                  |  | 50sm/vmpl              | 232      |             |
| Total People & Jobs                                    |  |                        | 635      |             |
| People & Jobs per Hectare **                           |  |                        | 283      |             |

\* Anticipated density is based on the anticipated development program and will be confirmed through the Master Plan Process.  
\*\* Intensity is based on the Symons Valley ASP policy 5.13.2(d)(ii) that a Park and Ride facility may be excluded from the intensity calculation



| LAND USE STATISTICS |          |      |      |
|---------------------|----------|------|------|
| FROM                | TO       | ha   | ac   |
| C-R36 Sh96 Site 1   | DC(MU-1) | 1.10 | 2.72 |
| C-R36 Sh96 Site 2   | DC(MU-1) | 0.63 | 1.56 |
| C-R36 Sh96 Site 3   | DC(M-H2) | 1.09 | 2.69 |
| Total               |          | 2.82 | 6.97 |

Legend:

- Outline Plan Boundary
- Contour Interval 0.5m (existing)
- Proposed Grades
- Existing 1.5m Conc. Mono Sidewalk
- Existing 1.5m Conc. Separate Sidewalk
- Existing 2.5m Regional Pathway
- Existing Local Pathway
- Proposed 1.5m Conc. Sep. Sidewalk
- Proposed 2.5m Conc. Separate Sidewalk
- Proposed 3m On-Street Bike lane
- Bus Pad Location
- Underground Parking Access
- Deep Services - Proposed
- Proposed Water Servicing
- Proposed Sanitary Servicing
- Proposed Stormwater Servicing
- Proposed Fire Hydrant
- Deep Services - Existing
- Ex Water Servicing
- Ex Sanitary Servicing
- Ex Stormwater Servicing
- Ex Fire Hydrant



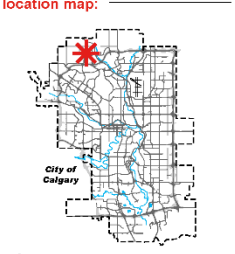
prime consultant:  
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sub-consultant:  
**kasian**  
exp.

| no. | date       | description          |
|-----|------------|----------------------|
| 1   | 20-12-2017 | Pre-application Mtg. |
| 2   | 05-06-2018 | Submit OP            |
| 3   | 11-02-2019 | Re-Submit OP DTR1    |
| 4   | 09-04-2019 | Re-Submit OP DTR2    |
| 5   |            |                      |
| 6   |            |                      |
| 7   |            |                      |
| 8   |            |                      |
| 9   |            |                      |



\* Subject Site  
scale:  
0 10 20 30 40 50  
SCALE 1:800

municipal address:  
251 Sage Hill Boulevard NW

legal description:  
Lot 1 Block 5 Plan 121 3664

file description:  
pre-app: PE2017-01565  
LOC: 2018-0157  
bylaw no.: --

file info:  
project no.: C2083  
drawn by: EB, JB  
start date: Aug 10, 2017  
current date: Jun 04, 2019

project:

**Symons Valley Civic & Mixed Use Centre**

sheet title:

**Outline Plan and Land Use Redesignation**

exhibit no.:

1.0