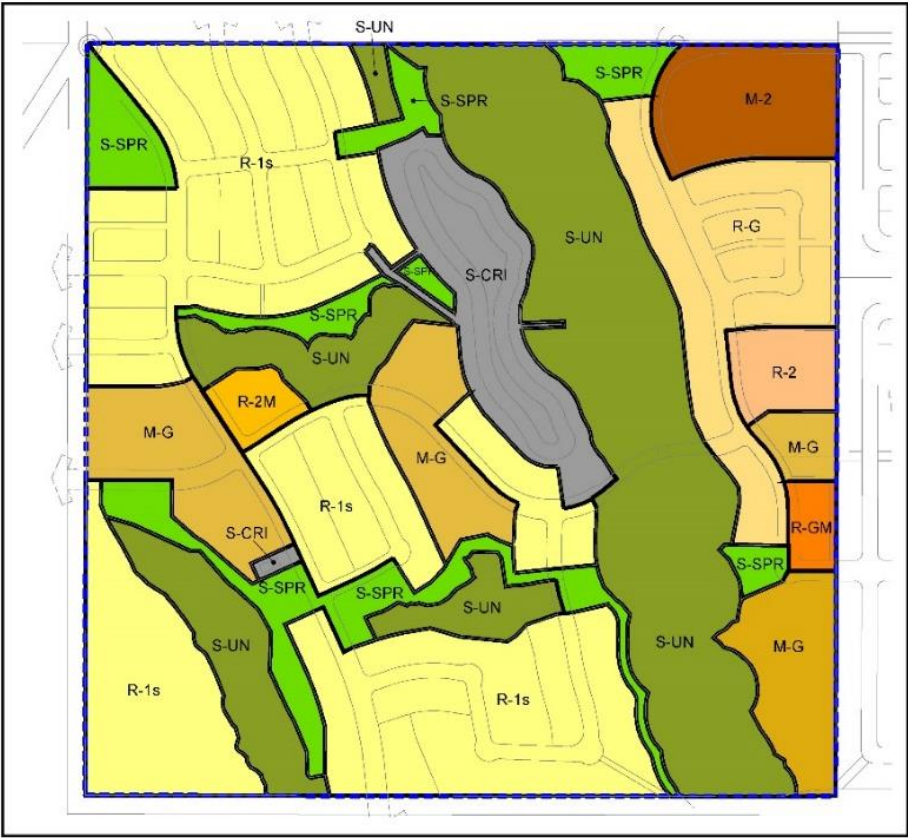


Proposed Outline Plan

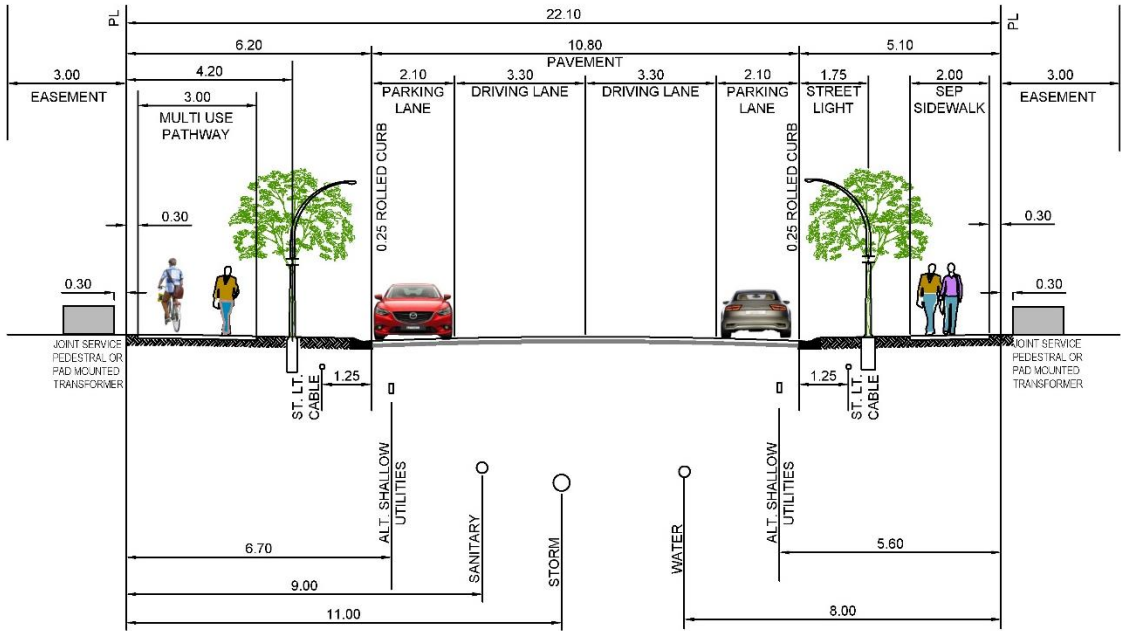
OUTLINE PLAN STATISTICS						
2019-June-12	TOTAL		Frontage (metres)	Anticipated # of Units	Maximum # of Units	% GDA
	hectares	acres				
Citiland Ownership	64.35	159.01				
Less Environmental Reserve S-UN	15.74	38.89				
GROSS DEVELOPABLE AREA (GDA)	48.61	120.12				100%
RESIDENTIAL AREA	30.69	75.84	4975	1026	1493	63.1%
R-1s Single-Detached & Bareland Condo	17.67	43.66		360	393	35.4%
R-1s Single-Detached	14.15	34.97				
Frontage (measured at mid-block)			3703			
Anticipated # of lots based on an average lot width of 11.0m				337		
Maximum # of lots based on an average lot width of 10.0m					370	
R-1s Single-Detached (Bareland Condo)	3.52	8.70				
Anticipated/ Maximum # of Units based on 6.5 uph (2.6 upa)				23	23	
R-G Low Density Mixed Housing	3.47	8.57				7.1%
Frontage (measured at mid-block)			984			
Anticipated # of lots based on an average lot width of 10.0m				98		
Maximum # of lots based on an average lot width of 6.0m					164	
R-2 One/ Two Dwelling	0.90	2.22				1.9%
Frontage (measured at mid-block)			206			
Anticipated/ Maximum # of lots based on an average lot width of 7.8m				26	26	
R-2M Low Density Multiple Dwelling	0.44	1.09				0.9%
Anticipated # of units based on 22.7 uph (9.2 upa)				10		
Maximum # of units based on 38 uph (15.3 upa)					17	
R-Gm Low Density Mixed Housing	0.23	0.57				0.5%
Frontage (measured at mid-block)			82			
Anticipated/ Maximum # of lots based on an average lot width of 5.0m				16	16	
M-G Multi-family at Grade Housing	5.96	14.73		292	477	12.3%
M-G Multi-family at Grade Housing	1.16	2.87				
Anticipated # of Units based on 38.8 uph (15.7 upa)				45		
Maximum # of units based on 80 uph (32.3upa)					93	
M-G Multi-family at Grade Housing	1.00	2.47				
Anticipated # of Units based on 44.6 uph (18.2 upa)				45		
Maximum # of units based on 80 uph (32.3upa)					80	
M-G Multi-family at Grade Housing	0.65	1.61				
Anticipated # of Units based on 45 uph (18 upa)				29		
Maximum # of units based on 80 uph (32.3upa)					52	
M-G Multi-family at Grade Housing	1.90	4.69				
Anticipated # of Units based on 52 uph (21 upa)				99		
Maximum # of Units based on 80 uph (32.3 upa)					152	
M-G Multi-family at Grade Housing	0.78	1.93				
Anticipated # of Units based on 52.6 uph (21.3upa)				41		
Maximum # of units based on 80 uph (32.3upa)					62	
M-G Multi-family at Grade Housing	0.47	1.16				
Anticipated # of Units based on 70 uph (28.3 upa)				33		
Maximum # of Units based on 80 uph (32.3 upa)					38	
M-2 Multi-family Medium Profile	2.02	4.99				4.2%
Anticipated # of Units based on 111 uph (45 upa)				224		
Maximum # of Units based on 198 uph (80.1 upa)					400	
DENSITY						
Outline Plan						
Anticipated Density				21.1 uph	8.5 upa	
Maximum Density				30.7 uph	12.4 upa	
West of Radio Tower Creek						
Anticipated Density				14.7 uph	6.0 upa	
Maximum Density				19.4 uph	7.8 upa	
East of Radio Tower Creek						
Anticipated Density				39.8 uph	16.1 upa	
Maximum Density				63.8 uph	25.8 upa	
MUNICIPAL RESERVE	4.86	12.01				10.00%
S-SPR Park and Community Reserve	4.86	12.01				
ROADWAYS AND PUBLIC UTILITY LOTS (PUL)	13.06	32.27				26.9%
Road Area	9.32	23.03				19.2%
Widening of 210 Ave. SW	0.03	0.07				
Mod. Collectors: (10.8/ 22.1m)	4.91	12.13				
Mod. Collector (10.8m/ 20.1m)	0.08	0.20				
Residential Roads: (8.5m/16.0m & 9.0m/16.0m)	3.49	8.62				
Bridge (7.0m/12.5m)	0.15	0.37				
Emergency Access 6.0m	0.05	0.12				
Lane (7m) & ROW (5.0m)	0.61	1.51				
S-CRI (PUL)	3.74	9.24				7.7%
Storm Retention Facility and Infrastructure	3.50	8.65				
Outlet	0.03	0.07				
Public Utilities	0.13	0.32				
Water Booster Station	0.08	0.20				

YORKVILLE WEST - INTENSITY STATISTICS								
Land Use	Area (ha)	Anticipated Units	Density (UPH)	People per Unit	People	Jobs	People & Jobs	Intensity
R-1s	17.67	360	20.4	3.3	1188	45	1233	70
R-2	0.9	26	28.9	3.3	86	3	89	99
R-2M	0.44	10	22.7	3.3	33	1	34	78
R-G	3.47	98	28.2	3.3	323	12	336	97
R-Gm	0.23	16	69.6	3.3	53	2	55	238
M-G	5.96	292	49.0	2.2	642	24	667	112
M-2	2.02	224	110.9	2.2	493	19	512	253
S-SPR	4.86							
S-CRI	3.74							
S-UN	15.74							
Roadways	9.32							
Total Outline Plan Area	64.35							
Gross Developable (GDA)	48.61	1026	21.1		2818	107	2925	60



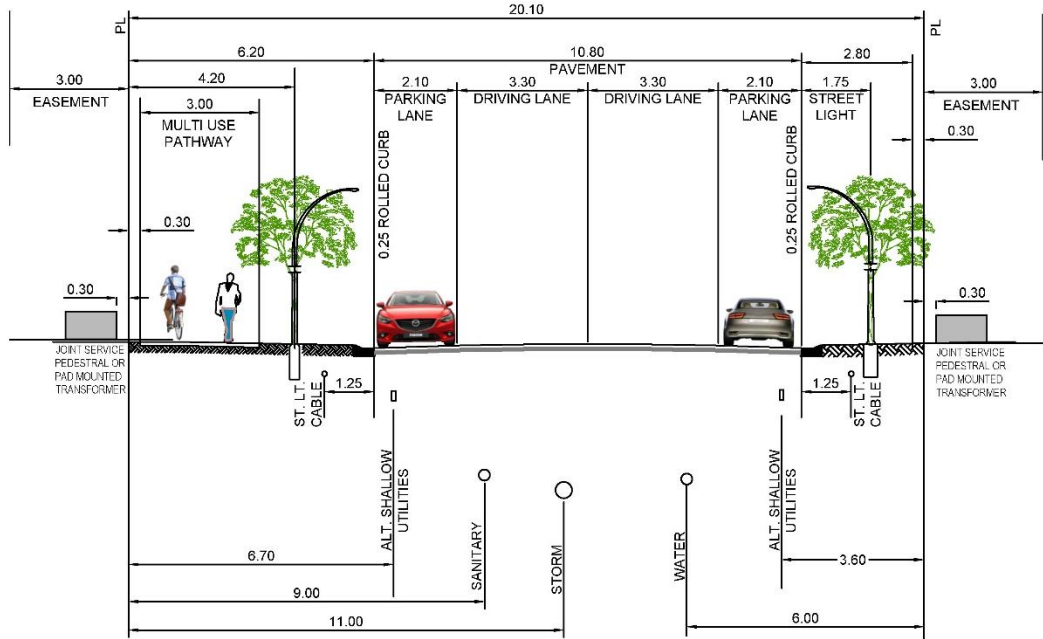
LAND USE STATISTICS				hectares	acres
S-FUD	TO	S-UN		16.11	39.81
S-FUD	TO	S-SPR		5.59	13.81
S-FUD	TO	S-CRI		3.82	9.44
S-FUD	TO	R-1S		22.28	55.00
S-FUD	TO	R-G		5.06	12.50
S-FUD	TO	R-2		1.05	2.59
S-FUD	TO	R-2M		0.80	1.98
S-FUD	TO	R-GM		0.50	1.24
S-FUD	TO	M-G		6.94	17.15
S-FUD	TO	M-2		2.42	5.98
TOTAL AREA FOR LAND USE REDESIGNATION				64.35	159.00

Proposed Outline Plan

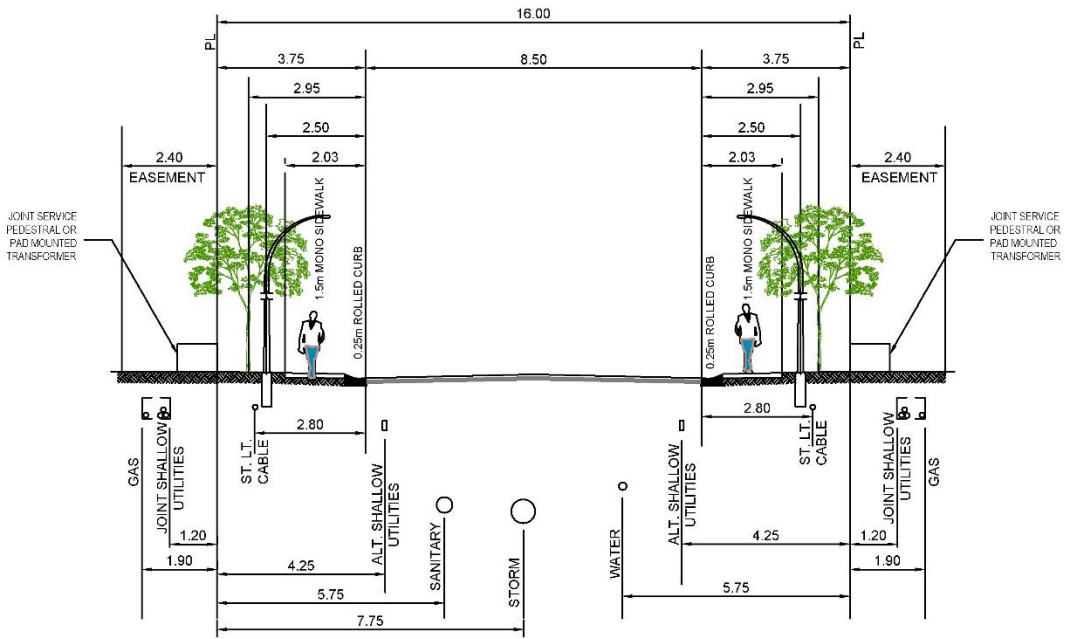


A: 10.8m / 22.1m (NTS)
MODIFIED COLLECTOR STREET
(APPROVED - LOC2014-0023)

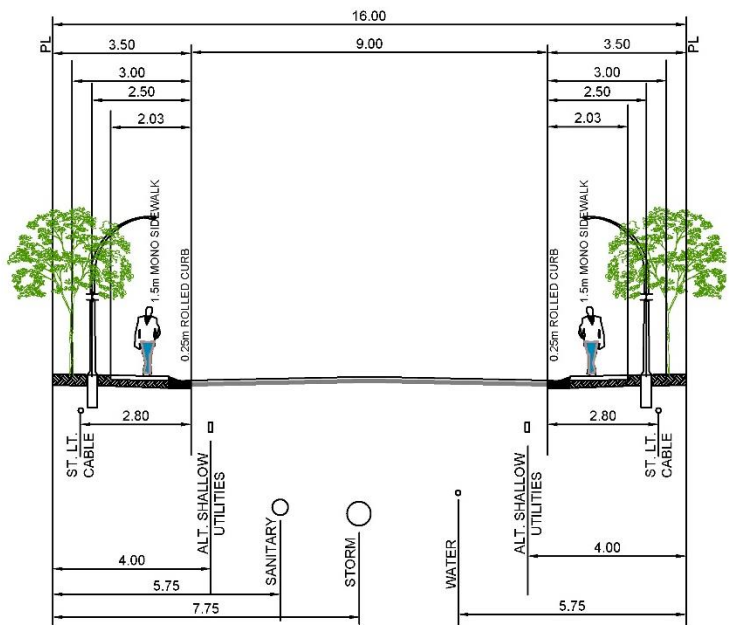
**Yorkbury View SW, Yorkbury Hill SW (West of Creek),
Yorkbury Drive SW, Yorkville Way SW & Yorkville Drive SW**



B: 10.8m / 20.1m (NTS)
MODIFIED COLLECTOR STREET
Yorkbury Hill SW (East of Creek)

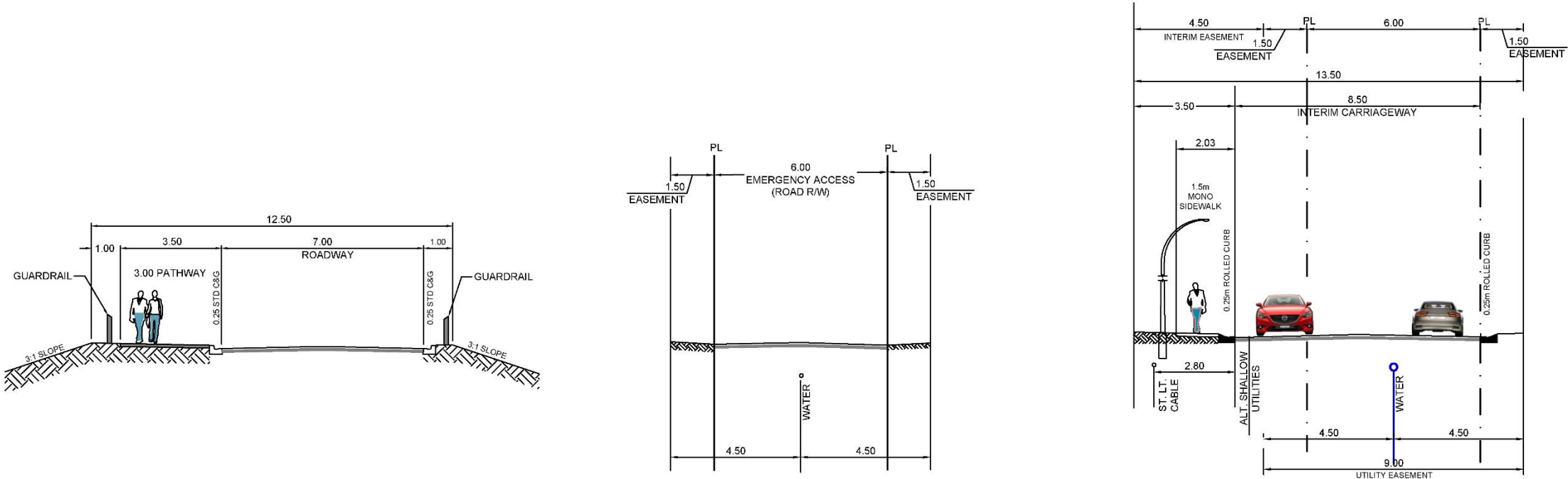


C: 8.5m / 16m (NTS)
RESIDENTIAL STREET- NO REAR LANE



D: 9.0m / 16m (NTS)
RESIDENTIAL STREET - WITH LANE (NTS)

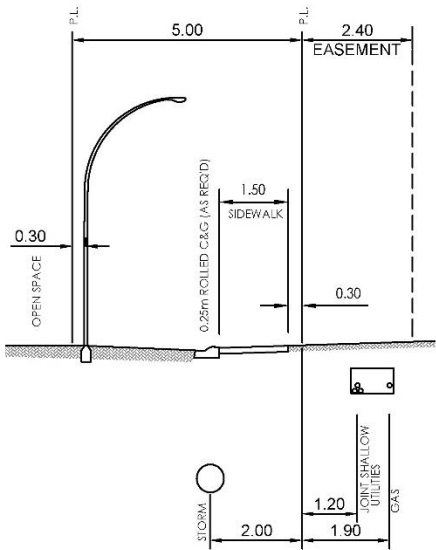
Proposed Outline Plan



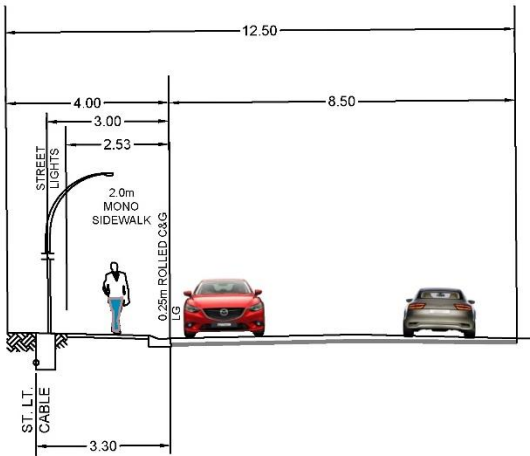
E: 7.0m / 12.5m (NTS)
RADIO TOWER CREEK CROSSING
Yorkbury Hill SW

F: 6.0m (NTS)
ULTIMATE EMERGENCY ACCESS

G: 8.5m / 13.5m (NTS)
INTERIM PRIMARY ACCESS
Yorkbury Gate SW



H: 5m (NTS)
FRONTING PROMENADE
Yorkbury Park SW



I: 8.50m / 12.50m (NTS)
INTERIM PRIMARY ACCESS
Yorkville Way SW