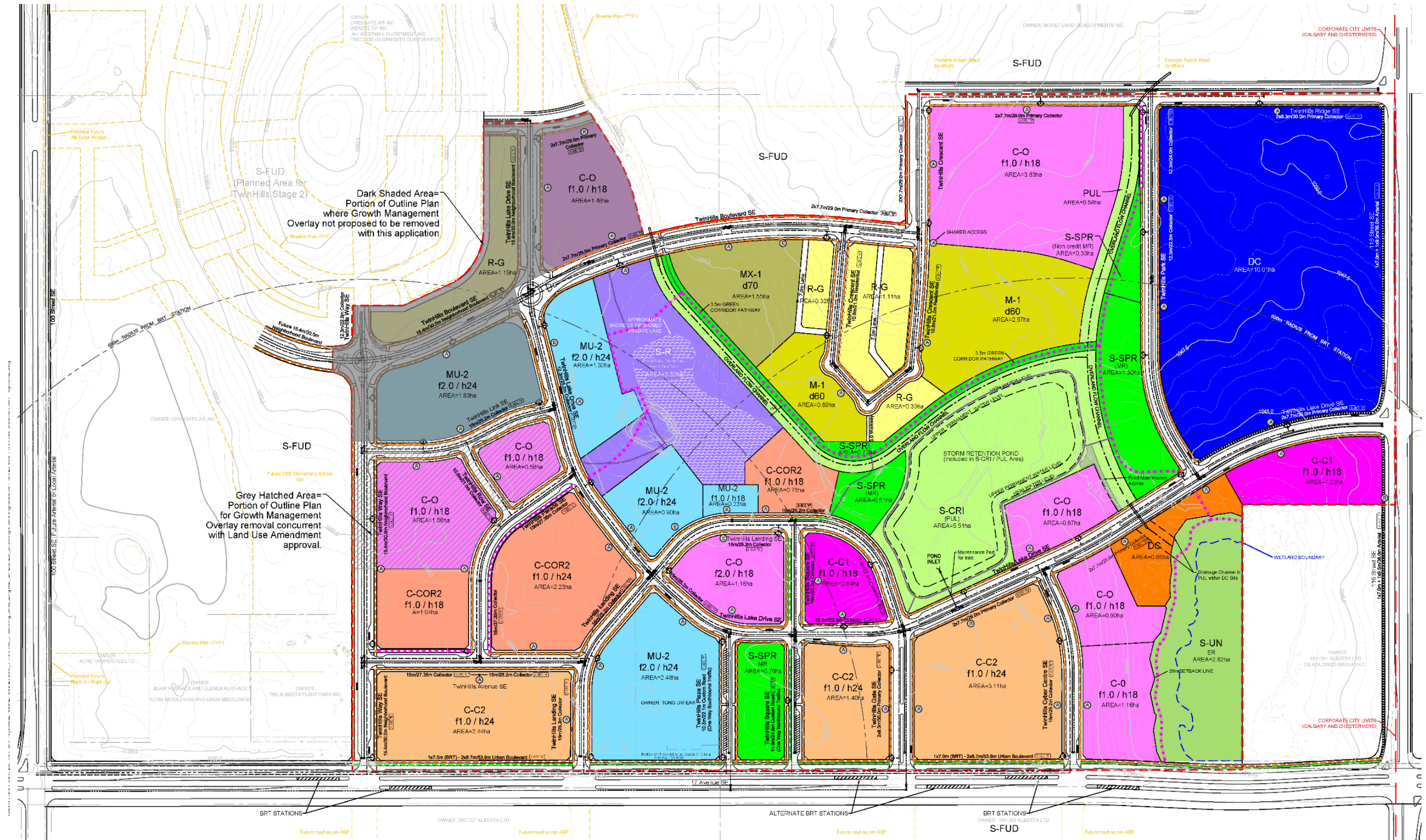


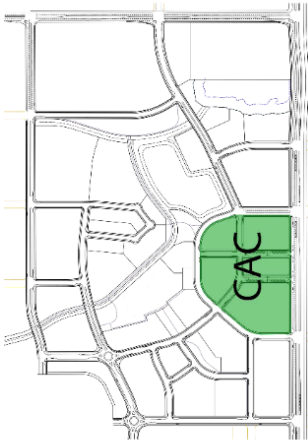
Outline Plan



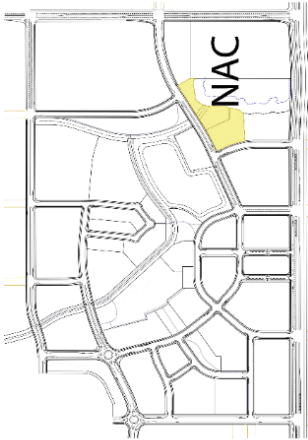
Outline Plan Statistics

Outline Plan Statistics		Area (ha±)
Gross Outline Plan Area		83.96
of which	OpenGate Ownership	82.16
	Tong Lim Ear Ownership	1.64
	Road Closure	0.16
Non-Developable Area		2.82
S-UN (ER)	Special Purpose Urban Nature District	0.27
	Land Purchase	0.27
Gross Developable Area		80.87
Parcels		63.17
Residential		
RG		2.91
		Residential – Low Density Mixed Housing District
		Anticipated Units @ 7.2 m/unit = 112
		Maximum Units @ 5.0 m/unit = 161
M1 (d60)		3.46
		Multi Residential – Low Profile District
		Anticipated Units @ 60 upha = 207
		Maximum Units @ 148 upha = 512
M-X1 (d70)		1.55
		Multi Residential – Low Profile Support Commercial
		Anticipated Units @ 70 upha = 110
		Maximum Units @ 148 upha = 232
MU-2 (f1.0 h18)		0.23
		Mixed Use – Active Frontage District
MU-2 (f2.0 h24)		6.53
		Anticipated/Max Units = 12
		Anticipated/Max Units = 1051
Commercial		
C-C1		2.07
		Commercial – Community 1 District
		Anticipated/Max Units = 63
C-C2		6.95
		Commercial – Community 2 District
C-COR2 (f1.0 h18)		1.79
		Commercial – Corridor 2 District
C-COR2 (f1.0 h24)		2.23
		Commercial – Corridor 2 District
		Anticipated/Max Units = 181
C-O (f1.0 h18)		10.38
		Commercial – Office District
C-O (f2.0 h18)		1.16
		Commercial – Office District
Industrial		
DC (I-B)		10.01
		Direct Control District (Industrial-Business)
Prairie Preserve		
DC (S-CI)		0.86
		Direct Control District (Prairie Preserve)
Open Space		
S-SPR (MR)		3.30
		Special Purpose – School, Park & Community Reserve District
S-SPR (MR)Non-Credit		0.33
Private Open Space		
S-R		3.32
		Special Purpose – Recreation District
Storm Retention Facilities		
S-CRI (PUL)		6.09
		Special Purpose – City and Regional Infrastructure District
Roads		17.70
Arterial		0.42
21.0 m Collector		1.10
22.5 m Collector		1.75
25.2 m Collector		5.68
27.35 m Collector/Greenway		0.91
29.0 m Primary Collector		3.33
30.0 m Primary Collector		0.50
30.0 m Neighbourhood Boulevard		2.88
Custom Lane		0.70
		0.43
Residential Density		
Total Anticipated Units		1736
Maximum Units		2212
Anticipated Density (1736/59.32 ha.)		29.2 upha
Maximum Density (2212/59.32 ha.)		37.3 upha
Note: Residential density based on gross developable area less net office and industrial areas (80.87 ha. less 11.54 ha. office less 10.01 ha industrial = 59.32 ha.)		
MR Under-dedication: 4.78ha of reserve being deferred to future stage(s)		

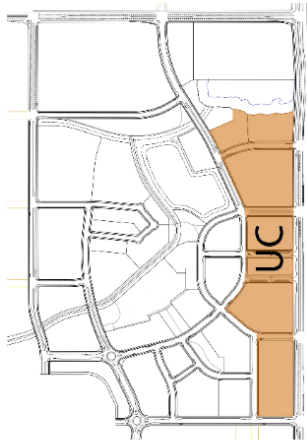
Community Activity Centre (CAC)



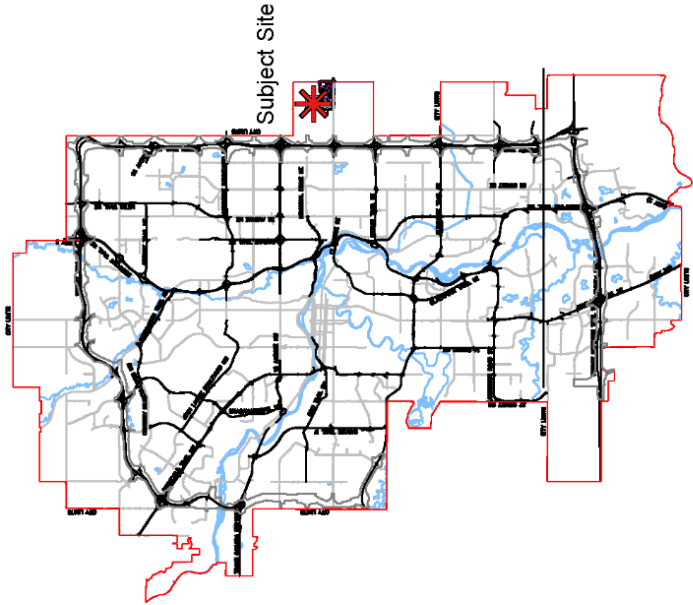
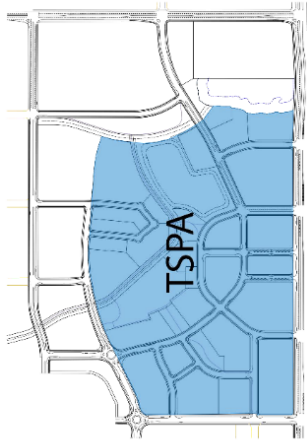
Neighborhood Activity Centre (NAC)



Urban Corridor (UC)



Transit Station Planning Area (TSPA)



Scale:



Municipal Address:

1100 - 100 Street SE, 11510 - 17 Avenue SE,
and 10700 - 17 Avenue SE

Legal Description:

Portions of SW ¼ & SE ¼ Sec17-TWP24-Rg28-W4

Legend:

- Outline Plan and Land Use Boundary
- Existing Ground Contour Interval 0.5 metre
- 2.5m Local Pathway
- 3.0m Multi-use Pathway
- 3.5m Green Corridor Pathway
- Sidewalk along streets
- Off-street Bike Lane/Cycle Track
- Bus Pad Location
- Abandoned Well Site (None on Plan)
- Road Cross Section Reference
- All Turns Access
- Right In / Right Out Access
- Emergency Access
- * all dimensions are in metres
- Deep Services - Proposed (Schematically Shown on Drawing)
- Storm Sewer/Manhole
- Sanitary Sewer/Manhole
- Water Main/Hydrant

Pre Ap: PE2017-00993
LOC: LOC2018-0024

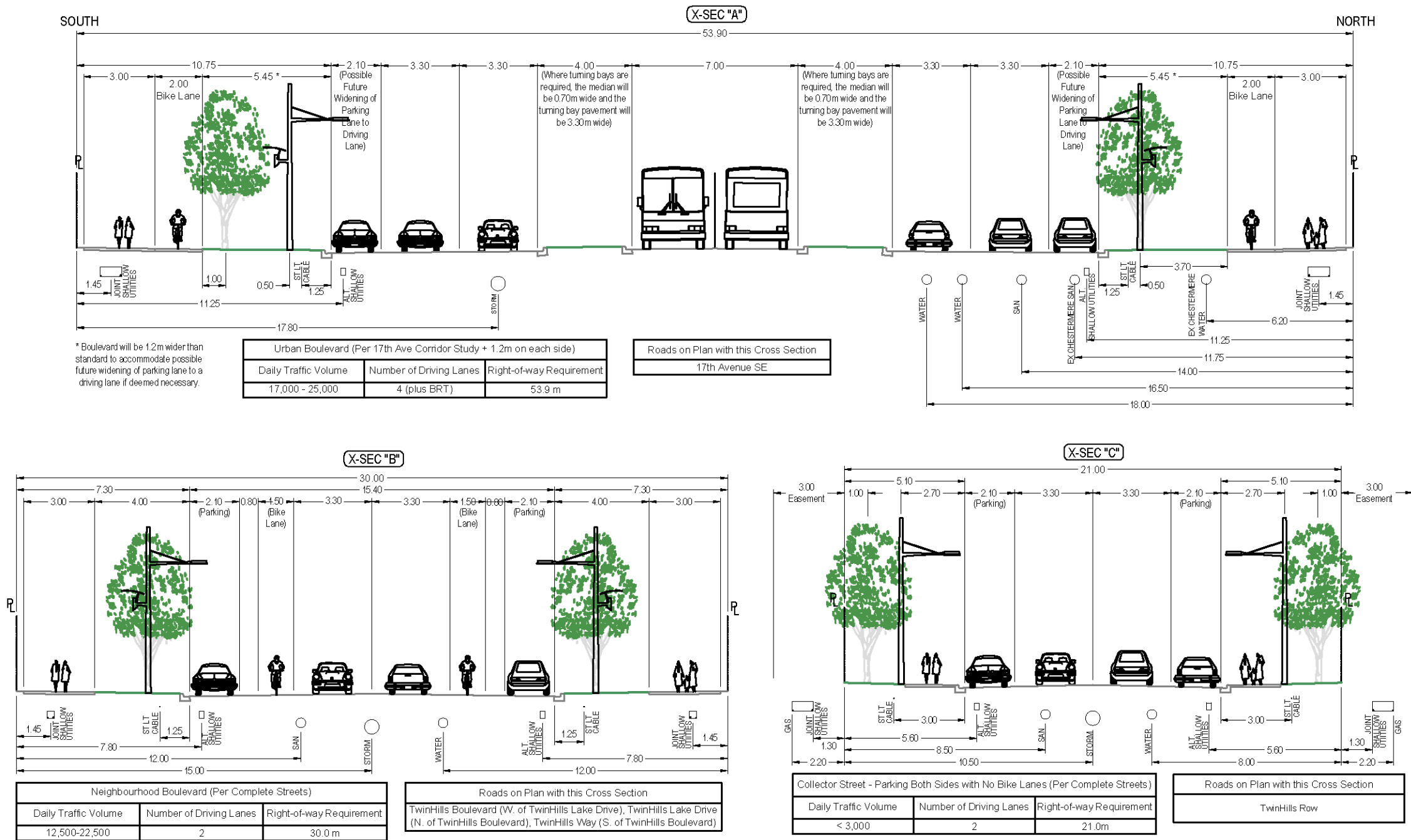


TwinHills CyberCity

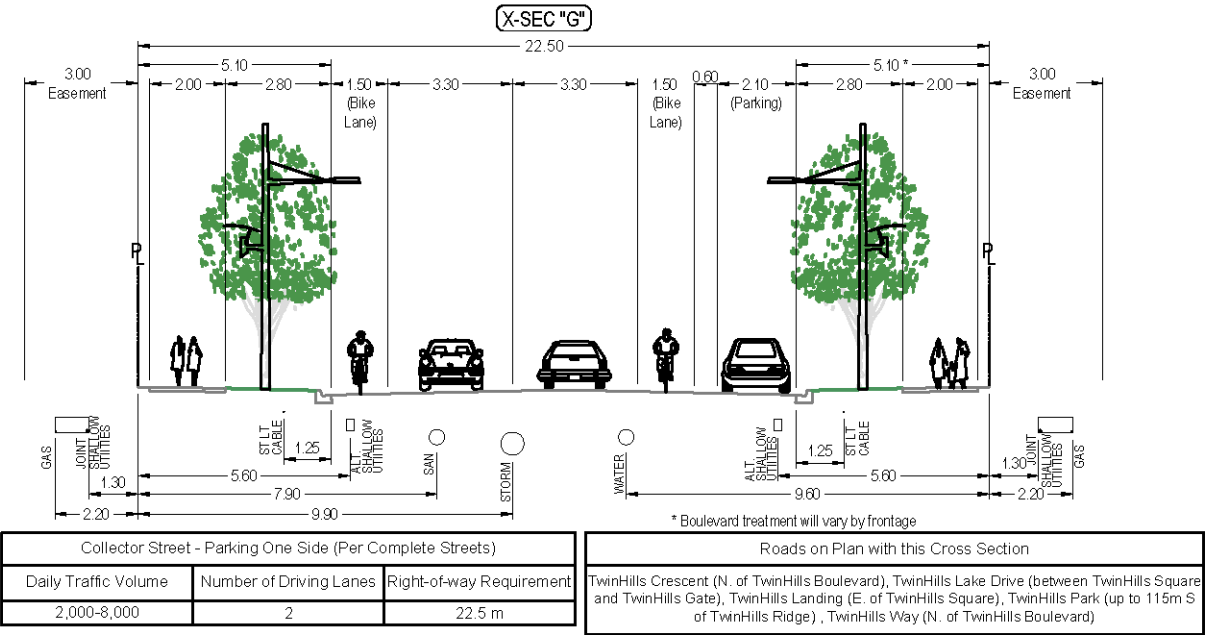
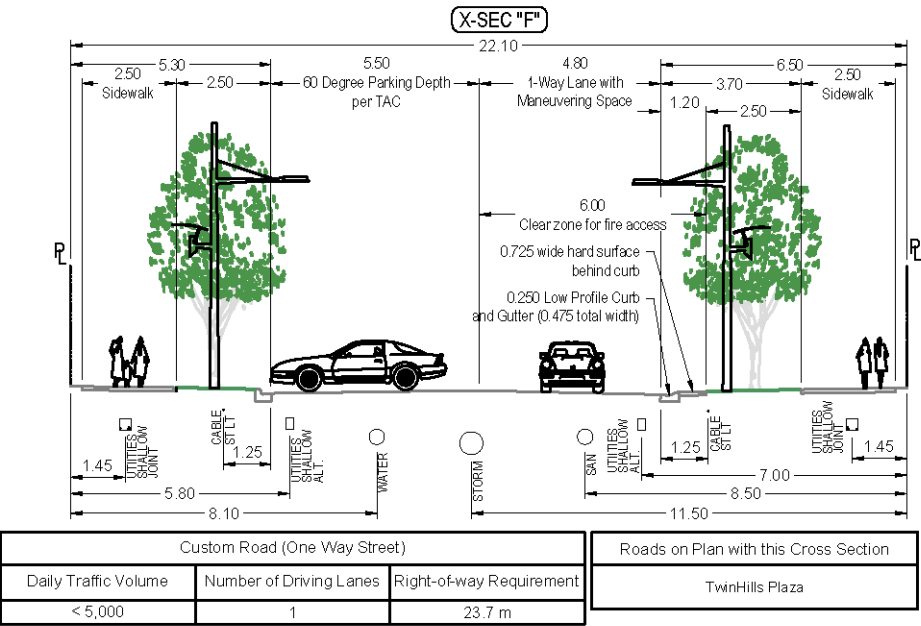
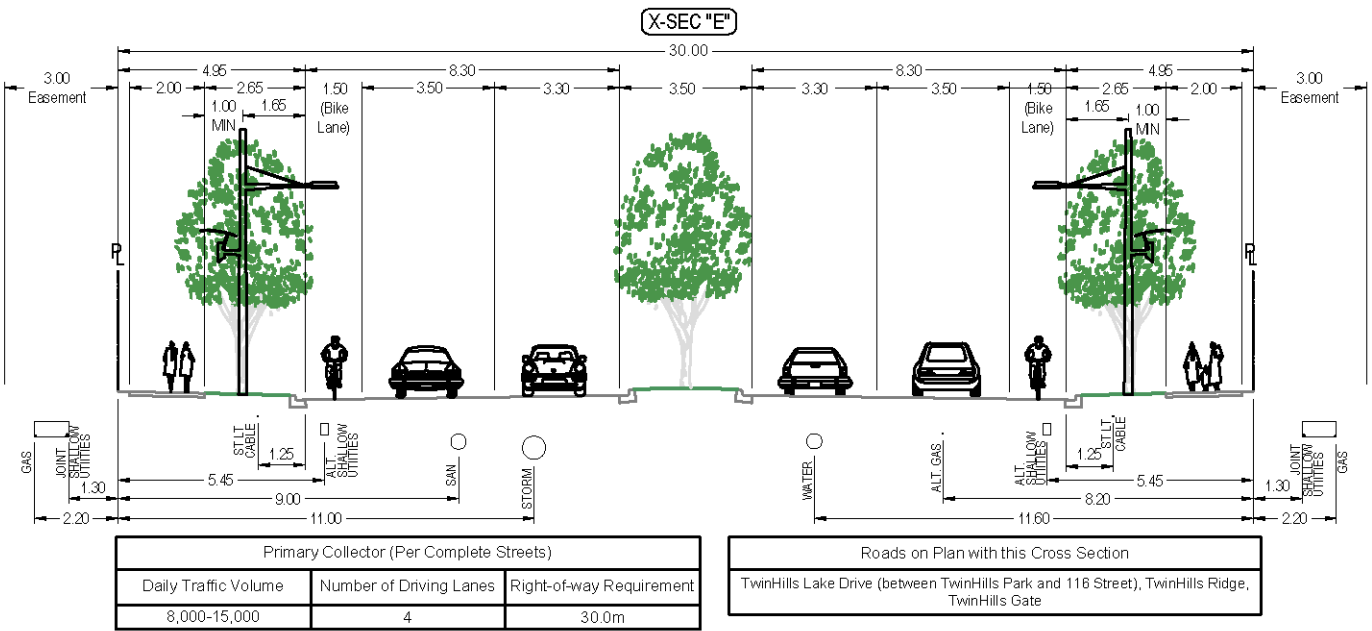
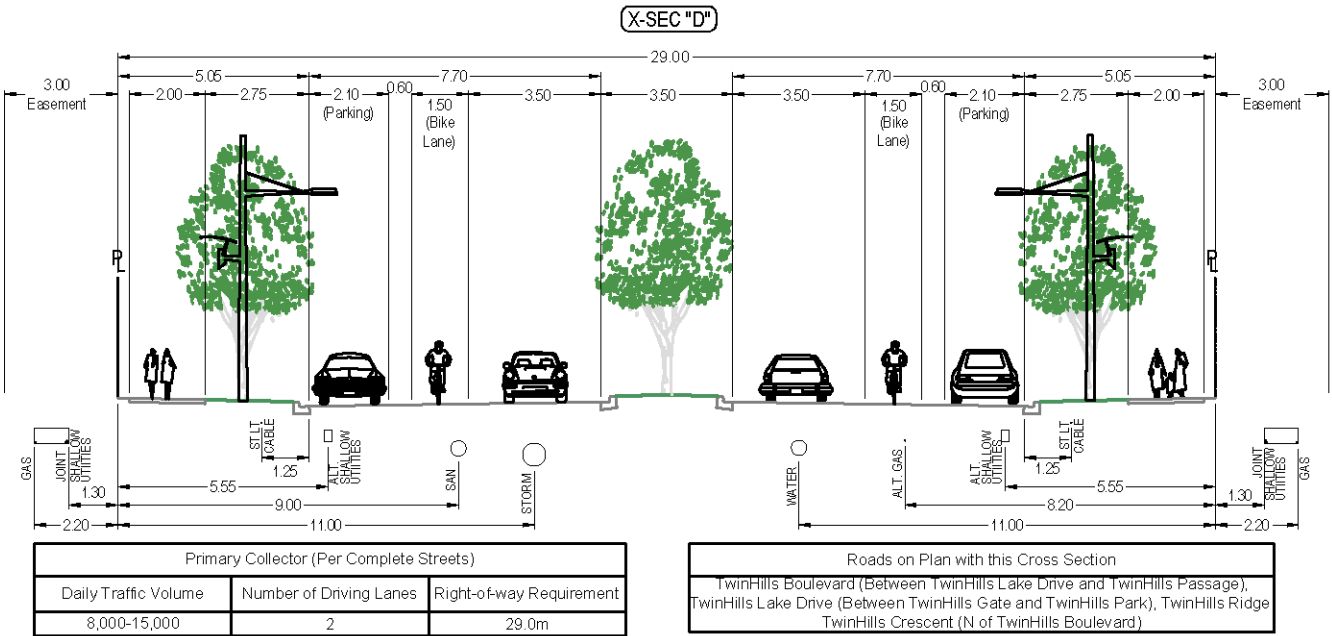
Outline Plan & Land Use
Redesignation

June 25, 2019

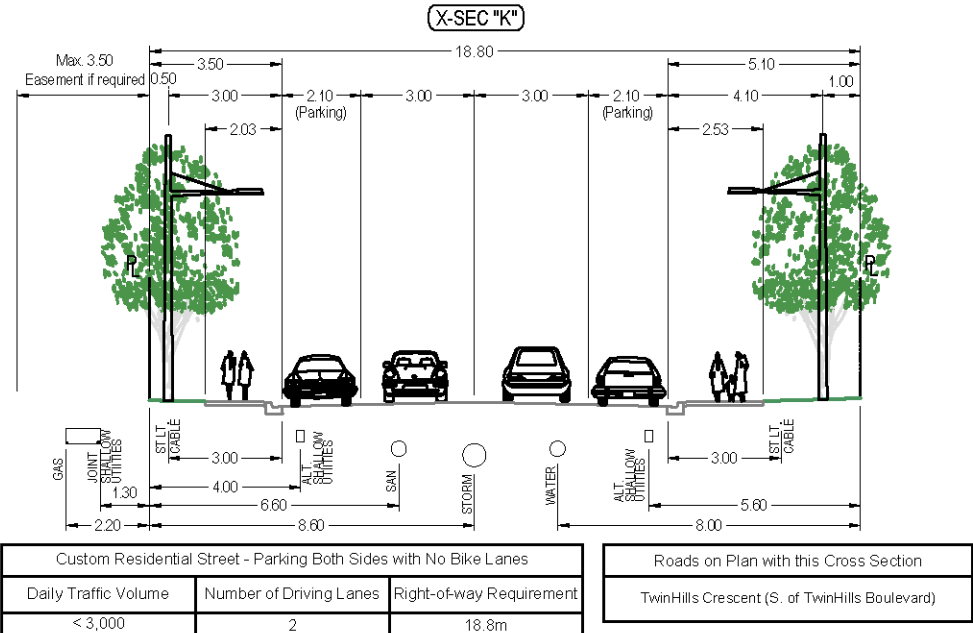
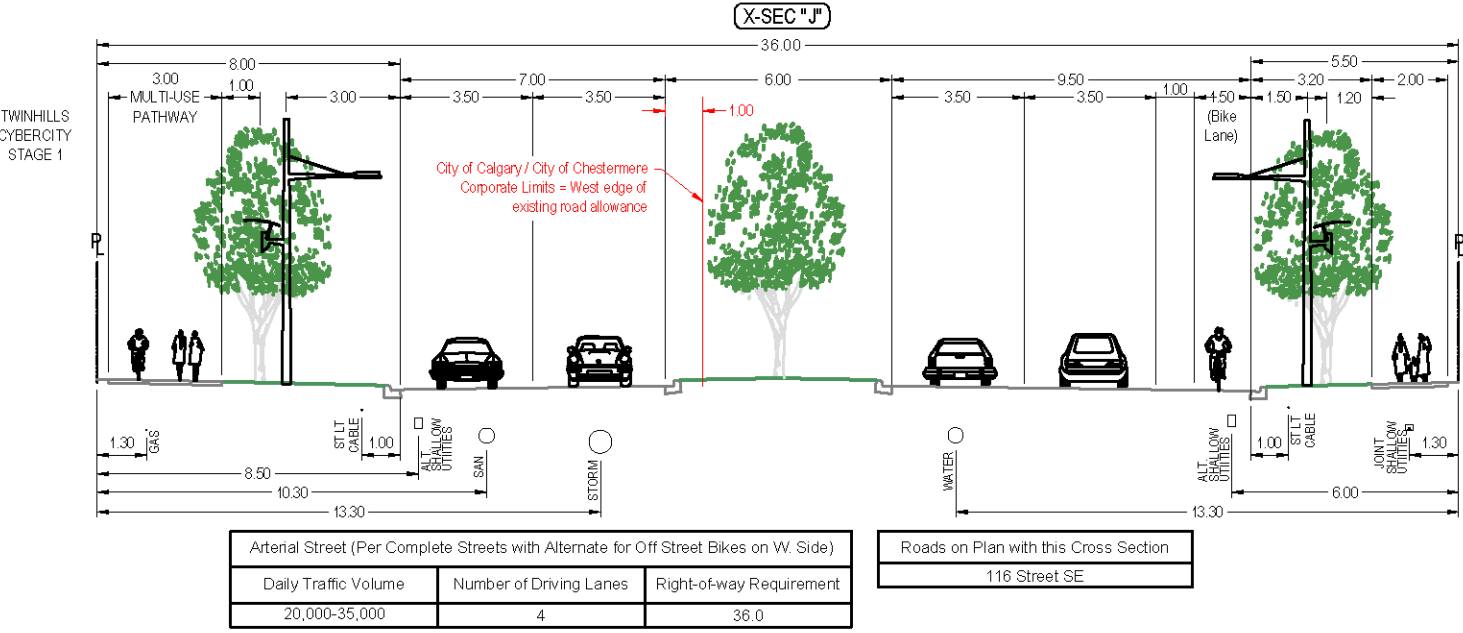
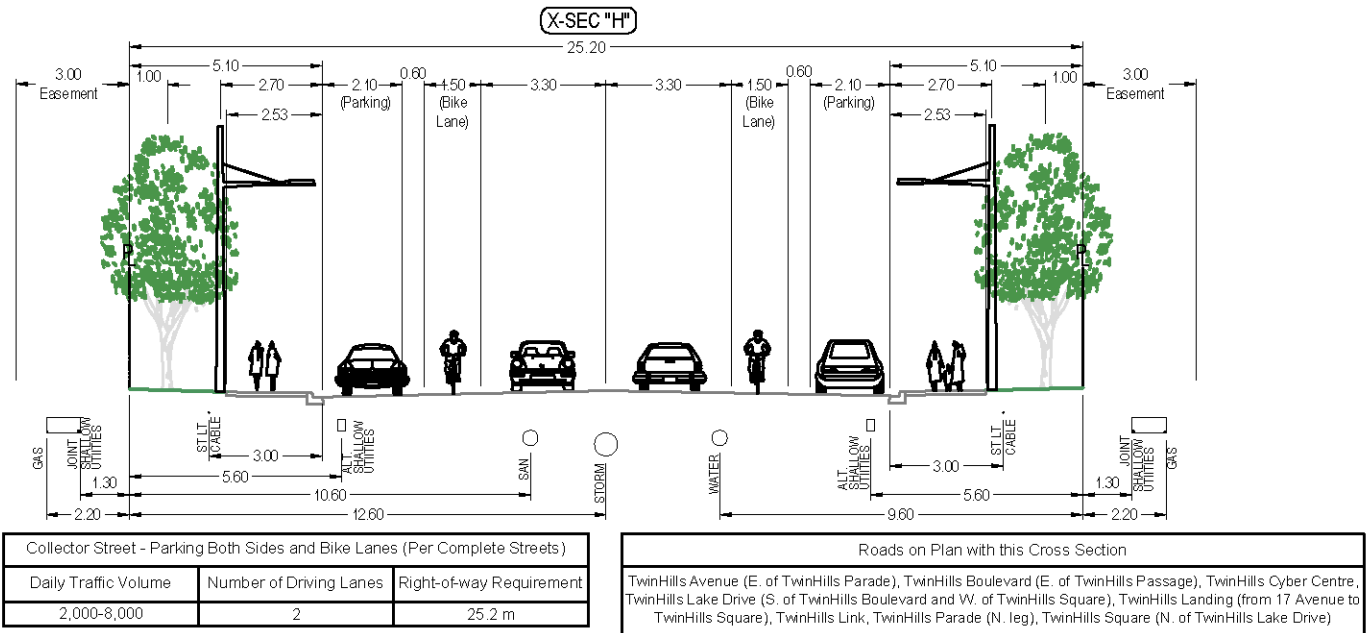
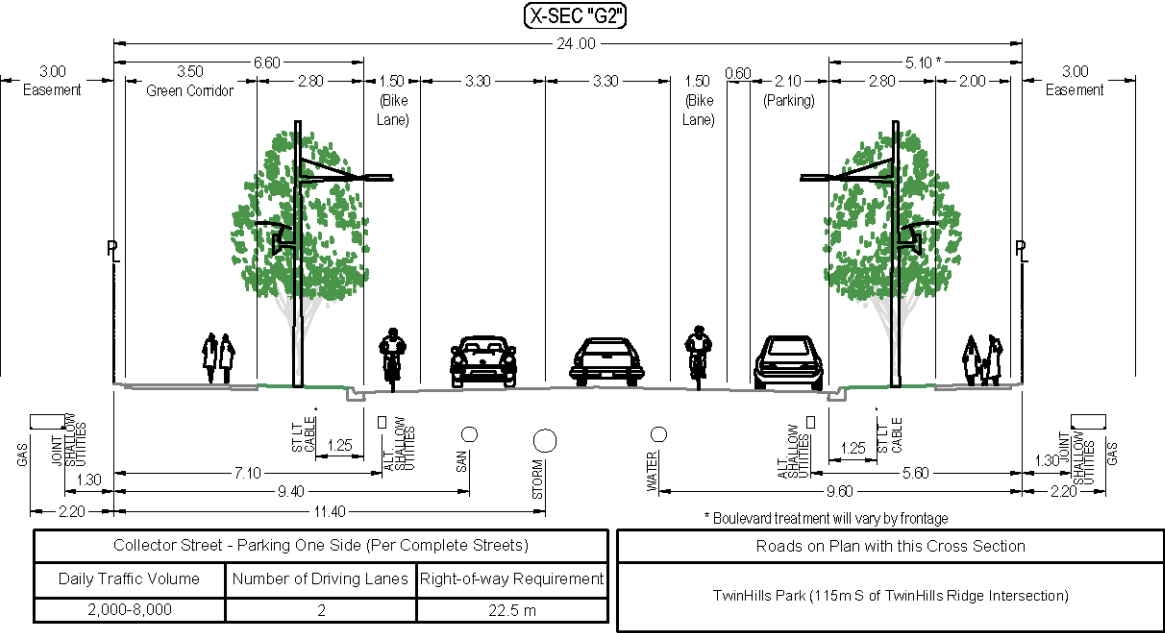
Outline Plan



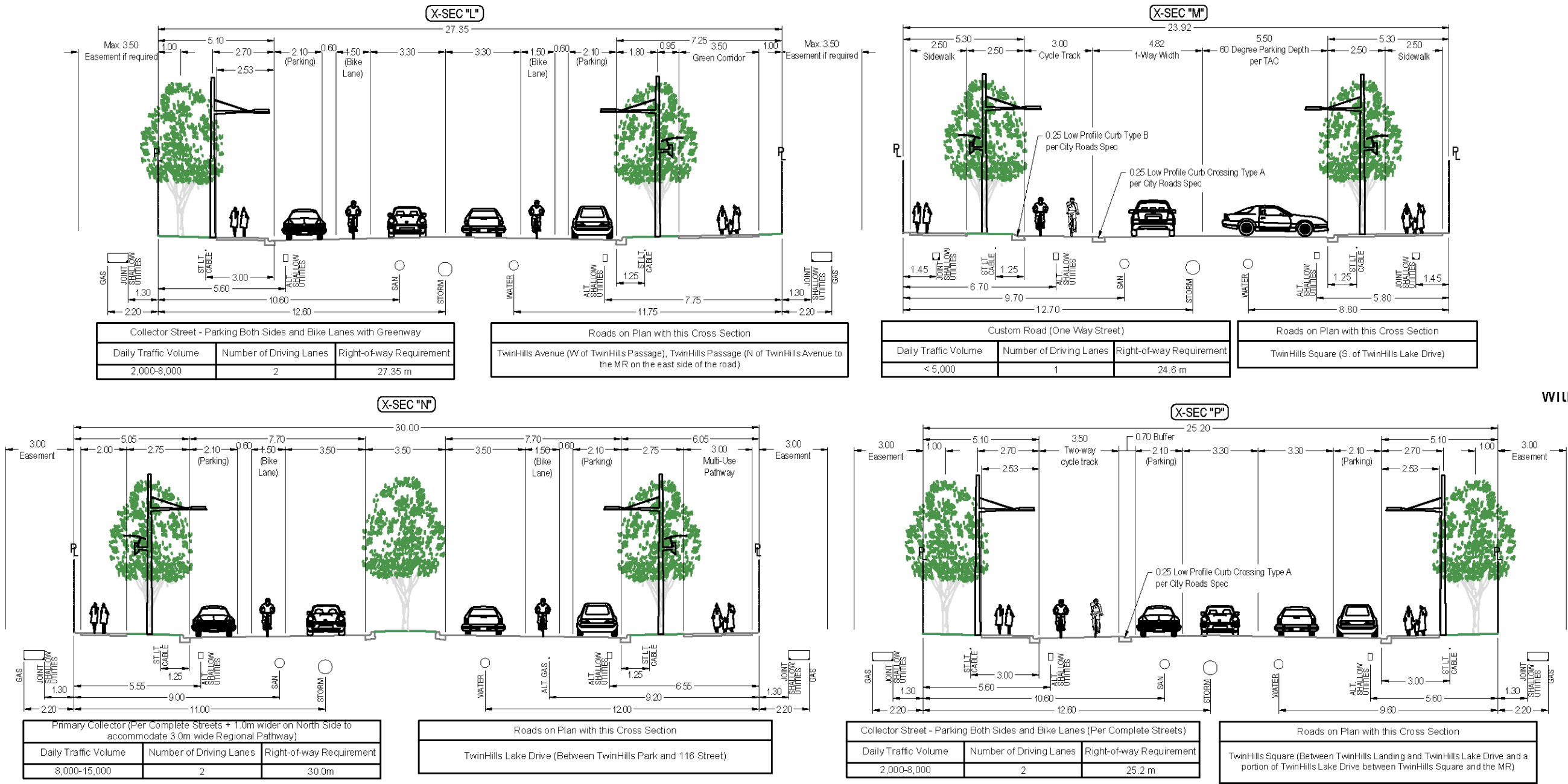
Outline Plan



Outline Plan



Outline Plan



WILL