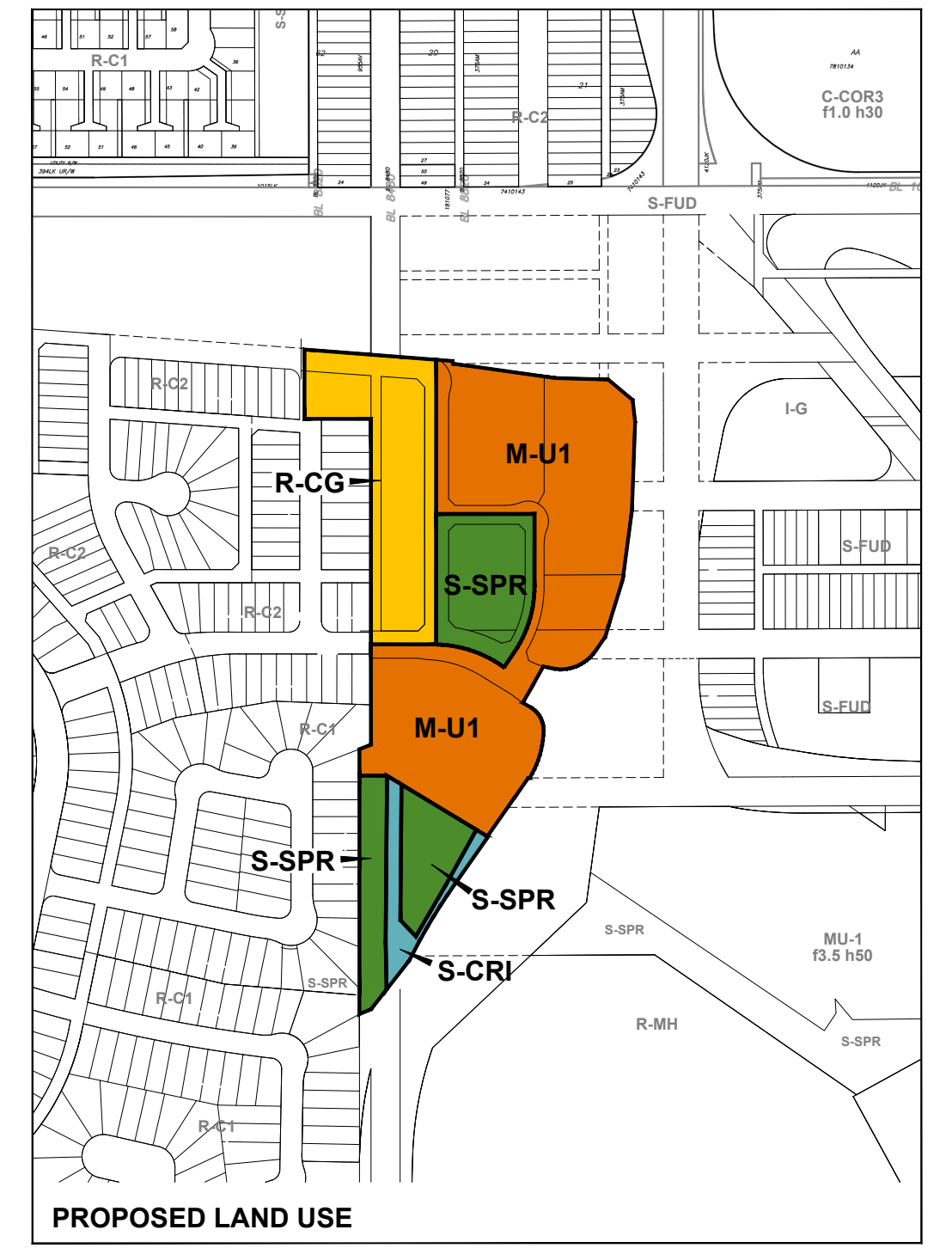
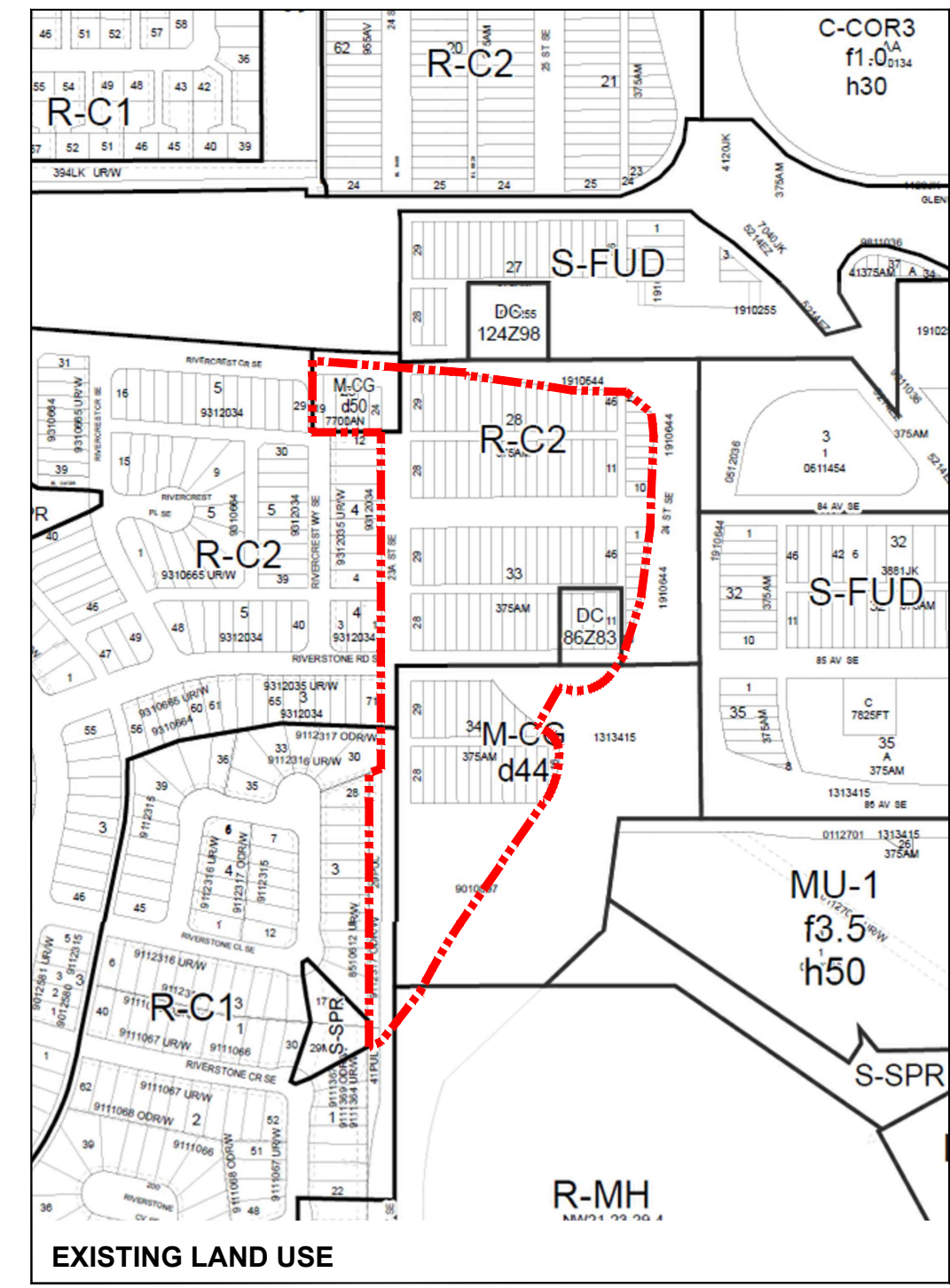
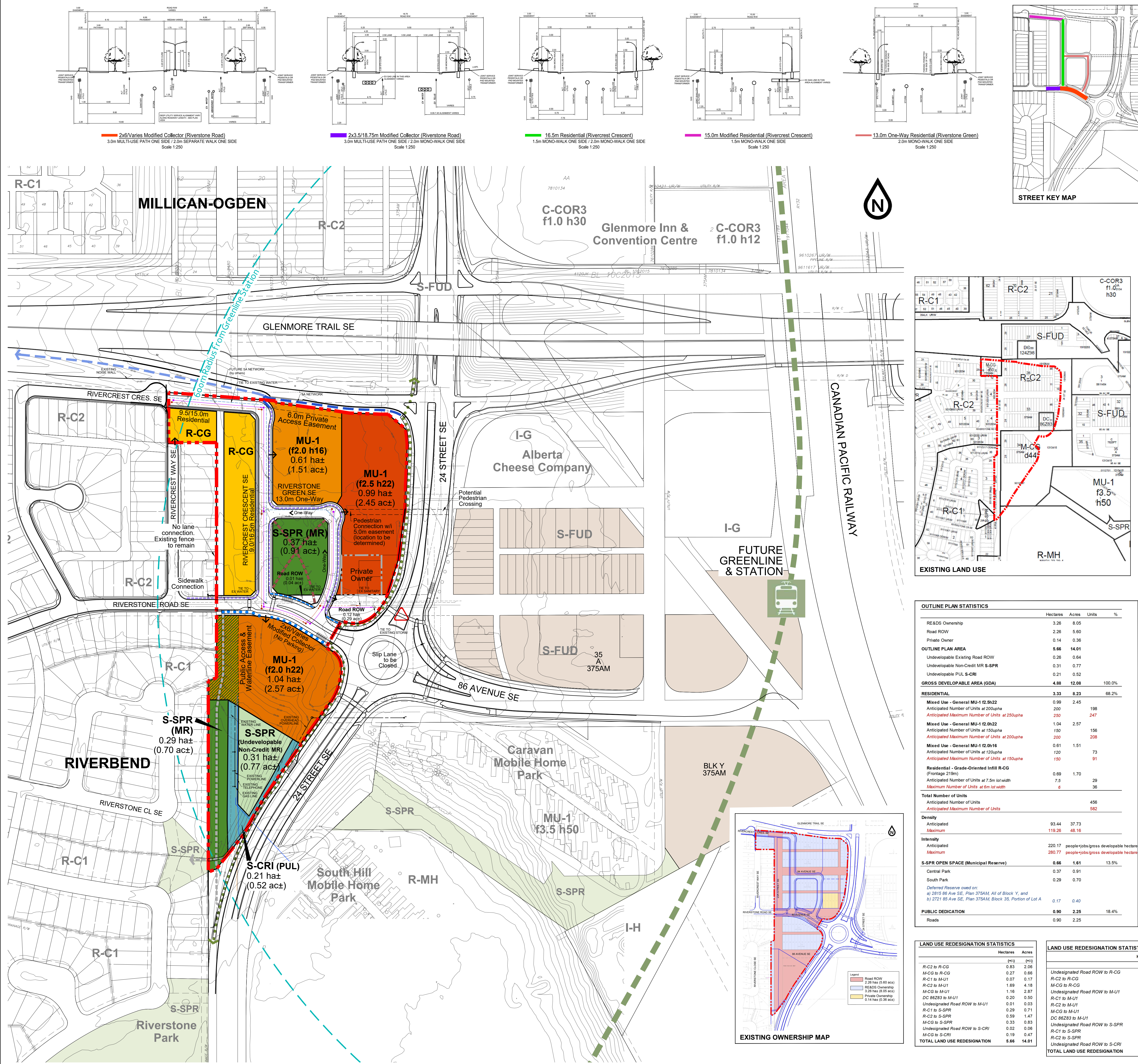




OUTLINE PLAN STATISTICS

	Hectares	Acres	Units	%
RE&DS Ownership	3.26	8.05		
Road ROW	2.26	5.60		
Private Owner	0.14	0.36		
OUTLINE PLAN AREA	5.66	14.01		
Undevelopable Existing Road ROW	0.26	0.64		
Undevelopable Non-Credit MIR S-SPR	0.31	0.77		
Undevelopable PUL S-CRI	0.21	0.52		
GROSS DEVELOPABLE AREA (GDA)	4.88	12.08	100.0%	
RESIDENTIAL	3.33	8.23	68.2%	
Mixed Use - General MU-1 f2.5h22	0.99	2.45		
Anticipated Number of Units at 200/pha	200		198	
Anticipated Maximum Number of Units at 250/pha	250		247	
Mixed Use - General MU-1 f2.0h22	1.04	2.57		
Anticipated Number of Units at 150/pha	150		156	
Anticipated Maximum Number of Units at 200/pha	200		208	
Mixed Use - General MU-1 f2.0h16	0.61	1.51		
Anticipated Number of Units at 120/pha	120		73	
Anticipated Maximum Number of Units at 150/pha	150		91	
Residential - Grade-Oriented Infill R-CG (Frontage 219m)	0.69	1.70		
Anticipated Number of Units at 7.5m lot width	7.5		29	
Maximum Number of Units at 5m lot width	6		36	
Total Number of Units			456	
Anticipated Number of Units			582	
Anticipated Maximum Number of Units			582	
Density				
Anticipated	93.44	37.73		
Maximum	119.26	48.16		
Intensity				
Anticipated	220.17	people/hjabs/gross developable hectare		
Maximum	250.77	people/hjabs/gross developable hectare		
S-SPR OPEN SPACE (Municipal Reserve)	0.66	1.61	13.5%	
Central Park	0.37	0.91		
South Park	0.29	0.70		
Deferred Reserve owed on:				
a) 2915 86 Ave SE, Plan 375AM, All of Block Y, and	0.17	0.40		
b) 2721 86 Ave SE, Plan 375AM, Block 35, Portion of Lot A				
PUBLIC DEDICATION	0.90	2.25	18.4%	
Roads	0.90	2.25		

Legend

- Outline Plan Boundary
- RE&DS Additional Ownership
- Contour Interval 1.0m
- 3.0m Regional Pathway
- 3.0m Multi-Use Pathway
- SA Network
- Future 5A Network (by others)
- 2.5m Concrete Pathway
- 2.0m Asphalt Pathway
- 2.0m Separate Sidewalk
- 2.0m Mono Sidewalk
- 1.5m Mono Sidewalk
- Bus Zone
- Potential Access
- Rectangular Rapid Flashing Beacon (RRFB)
- Existing Powerline
- Existing Telephone Line
- Existing Gas Line

Deep Services - Existing

- Storm Sewer/Manhole
- Sanitary Sewer/Manhole
- Water Main

Deep Services - Proposed

- Storm Sewer/Manhole
- Sanitary Sewer/Manhole
- Water Main

Municipal Addresses:

156 Rivercrest Crescent SE
2437 83 Avenue SE
2505-2533 83 Avenue SE
2508-2532 83 Avenue SE
2501-2533 84 Avenue SE
2508-2522 85 Avenue SE
2515-2527 85 Avenue SE
2534 85 Avenue SE
2612 86 Avenue SE
2620 86 Avenue SE
2636 86 Avenue SE
8301-8319 24 Street SE
8401-8417 24 Street SE
8841 24 Street SE
8993 24 Street SE

Legal Descriptions:

Lots 19-24, Block 25, Plan 7700AN
Lots 1-46, Block 33, Plan 375AM
Lots 11-42, Block 34, Plan 375AM
Lot 29PUL, Block 3, Plan 9112315
Lot 41PUL, Block 1, Plan 9111367

Location Plan

LAND USE REDESIGNATION STATISTICS

	Hectares	Acres
R-C2 to R-CG	0.83	2.06
M-CG to R-CG	0.27	0.66
R-C1 to MU-1	0.07	0.17
R-C2 to MU-1	1.69	4.18
M-CG to MU-1	1.16	2.87
DC 86283 to MU-1	0.20	0.50
Undesignated Road ROW to MU-1	0.01	0.03
R-C1 to S-SPR	0.29	0.71
R-C2 to S-SPR	0.59	1.47
M-CG to S-SPR	0.33	0.83
Undesignated Road ROW to S-CRI	0.02	0.06
M-CG to S-CRI	0.19	0.47
TOTAL LAND USE REDESIGNATION	5.66	14.01

LAND USE REDESIGNATION STATISTICS (Net Areas)

	Hectares	Acres
Undesignated Road ROW to R-CG	0.56	1.39
R-C2 to R-CG	0.38	0.93
M-CG to R-CG	0.16	0.40
Undesignated Road ROW to MU-1	1.15	2.83
R-C1 to MU-1	0.02	0.04
R-C2 to MU-1	1.19	2.96
M-CG to MU-1	0.64	1.57
DC 86283 to MU-1	0.14	0.35
Undesignated Road ROW to S-SPR	0.59	1.47
R-C1 to S-SPR	0.13	0.32
R-C2 to S-SPR	0.49	1.22
Undesignated Road ROW to S-CRI	0.21	0.53
TOTAL LAND USE REDESIGNATION	5.66	14.01

Project Information

pre-app: PE2022-01315
LOC: LOC2023-0031

Revision

NO	DATE	DESCRIPTION
1	28-07-2022	Pre-application Meeting
2	10-02-2023	OP & LUR Submission
3	12-10-2023	DTR1 Response
4	12-12-2023	DTR2 Response
5	11-04-2024	Post CPC Revisions
6	27-05-2024	Post CPC