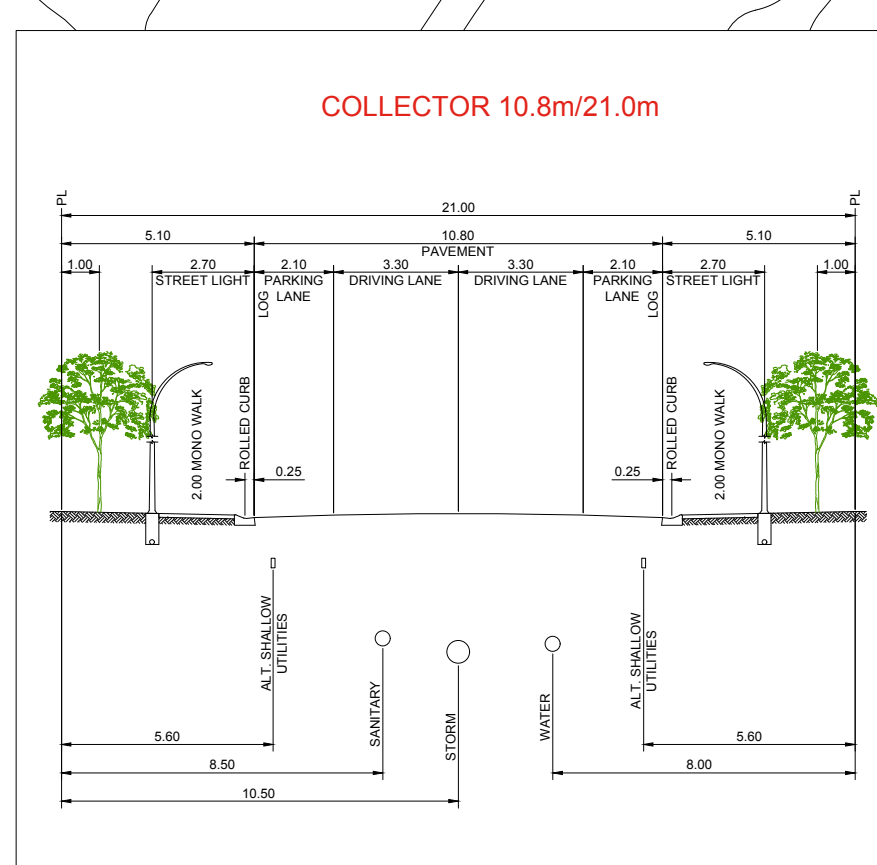


**LAND USE STATISTICS**

	Hectares	Acres
S-FUD TO R-G	6.73	16.63
S-FUD TO M-G	3.02	7.46
S-FUD TO M-H1	3.97	9.82
S-FUD TO S-SPR	1.95	4.83
S-FUD TO S-CRI	1.34	3.30
<b>Total Area</b>	<b>17.01</b>	<b>42.04</b>

**OUTLINE PLAN STATISTICS**

	Lot width/units per acre	Frontage (Measures at mid-block)	Hectares	Acres	Number of lots/units	% of GDA
<b>TOTAL LAND USES</b>			17.01	42.04		
LESS S-CRI (PLA) Gas Line Utility ROW			0.76	1.85		
<b>GROSS DEVELOPABLE AREA (GDA)</b>			<b>16.26</b>	<b>40.19</b>		<b>100.0%</b>
<b>RESIDENTIAL</b>			<b>11.76</b>	<b>29.06</b>		<b>72.3%</b>
Single Family			5.29	13.08		32.8%
Residential - Narrow Parcel One Dwelling District (R-G)	9.14	1363			149	
Anticipated number of lots based on 9.14m lot width					227	
Maximum number of lots based on 6.0m lot width	6.00					
Multi-Family			6.47	15.98		39.8%
Multi-Residential - Low Profile District (M-G)	47 uph		2.95	7.29	138	
Anticipated number of units based on 47 uph					103	
Minimum number of units based on 35 uph	35 uph				236	
Maximum number of units based on 80 uph	80 uph					
Multi-Residential - High Profile District (MH12.2)	153 uph		3.52	8.69	545	
Anticipated number of units based on 153 uph (1.41 FAR)					528	
Minimum number of units based on 150 uph	150 uph				816	
Maximum number of units based on a 2.2 FAR modifier	232 uph					
<b>Total Number of Units</b>					<b>832 units</b>	
Anticipated					780	
Minimum					1279 units	
Maximum						
<b>DENSITY</b>						
Anticipated					51.2 upha	20.7 upa
Minimum					19.4	7.8
Maximum					47.9 upha	31.8 upa
78.6 upha						
<b>CREDIT OPEN SPACE</b>			1.52	4.00		10.0%
Special Purpose - School, Park and Community Reserve District (S-SPR)			1.52	4.00		
<b>SPECIAL PURPOSE - CITY AND REGIONAL INFRASTRUCTURE DISTRICT (S-CRI)</b>			0.59	1.45		3.6%
Stormwater Pond (PUL)			0.53	1.32		
Control Structure (PUL)			0.05	0.13		
<b>ROADWAYS AND LANES</b>			2.30	5.68		14.1%
Collector Street (10.8m/21.0m)			0.76	1.87		
Residential Street (9.0m/16.00m)			1.54	3.81		



**legend:**

- Outline Plan Boundary
- Contour Interval 0.5m
- 1.5m Mono Sidewalk
- 2.0m Mono Sidewalk
- 2.0m Separate Sidewalk
- 2.0m Local Pathway
- 3.0m Regional Pathway
- 3.0m Future Upgraded Pathway
- 2.0m Private Pathway w/ Public Access Easement
- Bus Pad Location
- Existing Mono Sidewalk
- All Turns Site Access
- Right in/out Site Access

**Deep Services - Proposed**

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

**Notes:**

Residential roads are laneless (9.0m/16.0m) unless otherwise noted.



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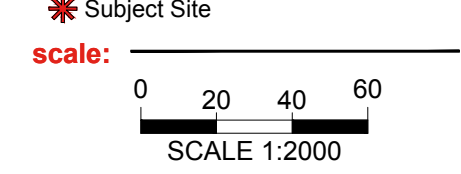
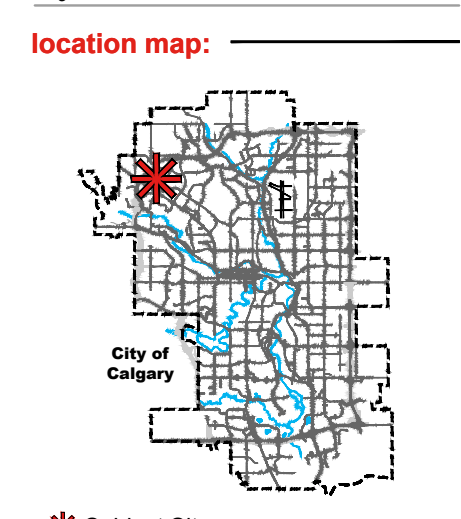
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**client:**  
**Hopewell**

**sub-consultant:**  
**PASQUINI & ASSOCIATES**  
**BASSETT ASSOCIATES**  
**blunt associates**  
**Stantec**

**revisions:**

no.	date:	description:
1	dd-mm-yyyy	--
2		
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4		
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**municipal address:**  
 8321 85 Street NW

**legal description:**  
 Portion of SE 16-25-2-5

**file description:**

pre-app: PE2016-01052  
 LOC: --  
 bylaw no.: --

**file info:**

project no.: #C2007  
 drawn by: TZ  
 start date: October, 2016  
 current date: Dec 15, 2017

**project:**  
**Arbour Lake Development**

**sheet title:**  
**Outline Plan & Land Use Redesignation**

**exhibit no.:**  
**1.0**

Date: 15, 2017 - 3:17 PM, W:\2007\Arbour Lake\Drawing CAD\PE2016-01052\_Compact Revised\_2017.dwg, 14.48g