



OUTLINE PLAN STATISTICS			
	Hectares	Acres	% of GDA
READS Ownership	9.68	23.92	
Road Closure Area	0.15	0.36	
TOTAL OUTLINE PLAN AREA	9.83	24.28	
Environment Reserve (ER) S-UN	1.54	3.80	
GROSS DEVELOPABLE AREA (GDA)	8.29	20.48	100.0%
MIXED USE DEVELOPMENT			
Site 1 MU-1 (4.0h40)	5.76	14.23	69.5%
Anticipated number of units	1,73	4,28	
Maximum anticipated number of units	370	640	
Anticipated Commercial		3,700	
Site 2a EMS MU-1 (2.5h22)	0.25	0.61	
Anticipated number of units	160	39	
Maximum anticipated number of units	250	61	
Site 2b MU-1 (2.5h22)	1.01	2.49	
Anticipated number of units	160	161	
Maximum anticipated number of units	250	251	
Site 3 MU-1 (4.0h40)	0.56	1.39	
Anticipated number of units	62	34	
Maximum number of units	75	42	
Site 4 MU-1 (4.0h40)	0.73	1.81	
Anticipated number of units	62	45	
Maximum number of units	75	54	
Site 5 MU-1 (2.5h22)	0.80	1.98	
Anticipated number of units	285	228	
Maximum anticipated number of units	400	320	
Site 6 MU-1 (2.5h22)	0.36	0.90	
Anticipated number of units	160	58	
Maximum anticipated number of units	250	91	
Site 7 MU-1 (2.5h22)	0.31	0.77	
Anticipated number of units	210	85	
Maximum anticipated number of units	300	93	
Total Anticipated Commercial		3,700	
Total Number of Units		1063	
Anticipated		1063	
Maximum		1552	
DENSITY			
Anticipated	51.9	128.3	u/ha
Maximum	75.8	187.3	u/ha
INTENSITY			
Anticipated	157	387	pp/ha
OPEN SPACE			
CREDIT OPEN SPACE (S-SPR)	0.83	2.05	10.0%
Linear Open Space	0.48	1.13	
Central Park	0.37	0.92	
ROADWAYS AND LANES			
Anticipated	1.70	4.20	20.5%

LAND USE REDESIGNATION STATISTICS			
	Hectares	Acres	
C-COR2 to MU-1 (2.5 h22)	2.48	6.13	
S-R to MU-1 (2.5 h22)	0.04	0.10	
Undesignated Road to MU-1 (2.5 h22)	1.09	0.22	
C-COR2 to MU-1 (4.0 h40)	3.22	7.96	
Undesignated Road to MU-1 (4.0 h40)	0.02	0.04	
C-COR2 to S-SPR	1.56	3.83	
S-R to S-SPR	0.81	2.00	
Undesignated Road to S-SPR	0.06	0.16	
C-COR2 to S-UN	0.02	0.04	
S-R to S-UN	1.11	2.75	
Undesignated Road to S-UN	0.41	1.01	
Undesignated Road to S-UN	0.02	0.04	
TOTAL LAND USE REDESIGNATION	9.83	24.28	

Midfield Heights
Outline Plan & Land Use Redesignation

Lead Consultant
SITUATED

Sub-Consultants

Legend

- Red line: Outline Plan Boundary
- Grey line: Contour Interval 0.25m
- Blue line: Proposed Road Closure
- Green line: Proposed Access
- Blue dashed line: 200 kpa Setback Line (200 x 1.1 Landscaped Area Only beyond this line)
- Blue dashed line: 200 kpa Setback Line (1.5 Storey Structures Only beyond this line)
- Green dashed line: 3.0m Existing Regional Pathway
- Green dashed line: 3.0m Proposed Regional Pathway
- Green dashed line: 2.5m Proposed Local Pathway
- Blue dashed line: 6.0m Multi-Use Pathway
- Blue dashed line: Emergency Access
- Red dashed line: Neighbourhood Commercial

Deep Services - Existing

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

Deep Services - Proposed

- Storm Sewer/Manhole
- Existing Storm Pipe to be Removed
- Sanitary Sewer/Manhole
- Water Main/Hydrant

Offsite Stormpond

- 50m ER Setback
- Nose Creek Meander Belt
- Floodway
- 6m Floodway Setback
- Floodfringe
- Pond Access Road

Notes:
The storm pipes shown within the ER lands are conceptual. The location of the pipes and manholes within the ER will need to be determined at detailed design stage once the landscape grading plans for the ER have been completed.

Location Plan

Municipal Address:
16 Moncton Road NE
920, 954, 970, 990 & 1020 16 Avenue NE
2502M 6 Street NE

Legal Description:
Blocks R, S, & T, Plan 1442JK
Block Q, Plan 8672HL
Block P, Plan 7059HG
Portion of Block 4, Plan 2133JK
All within S1 Section 26-24-1-5

OUTLINE PLAN
APPROVED: MATT ROCKLEY
AUTHORIZED OFFICER APPROVING AUTHORITY

Project Information

pre-app: PE2019-01297
LOC: LOC2020-0042
bylaw no.:
revision:
NO:
DATE:
DESCRIPTION:
1 18-11-2019 Pre-application Meeting
2 20-03-2020 O/P & LUR Submission
3 28-08-2020 DTR Response Submission
4 23-12-2020 DTR2 Response Submission
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