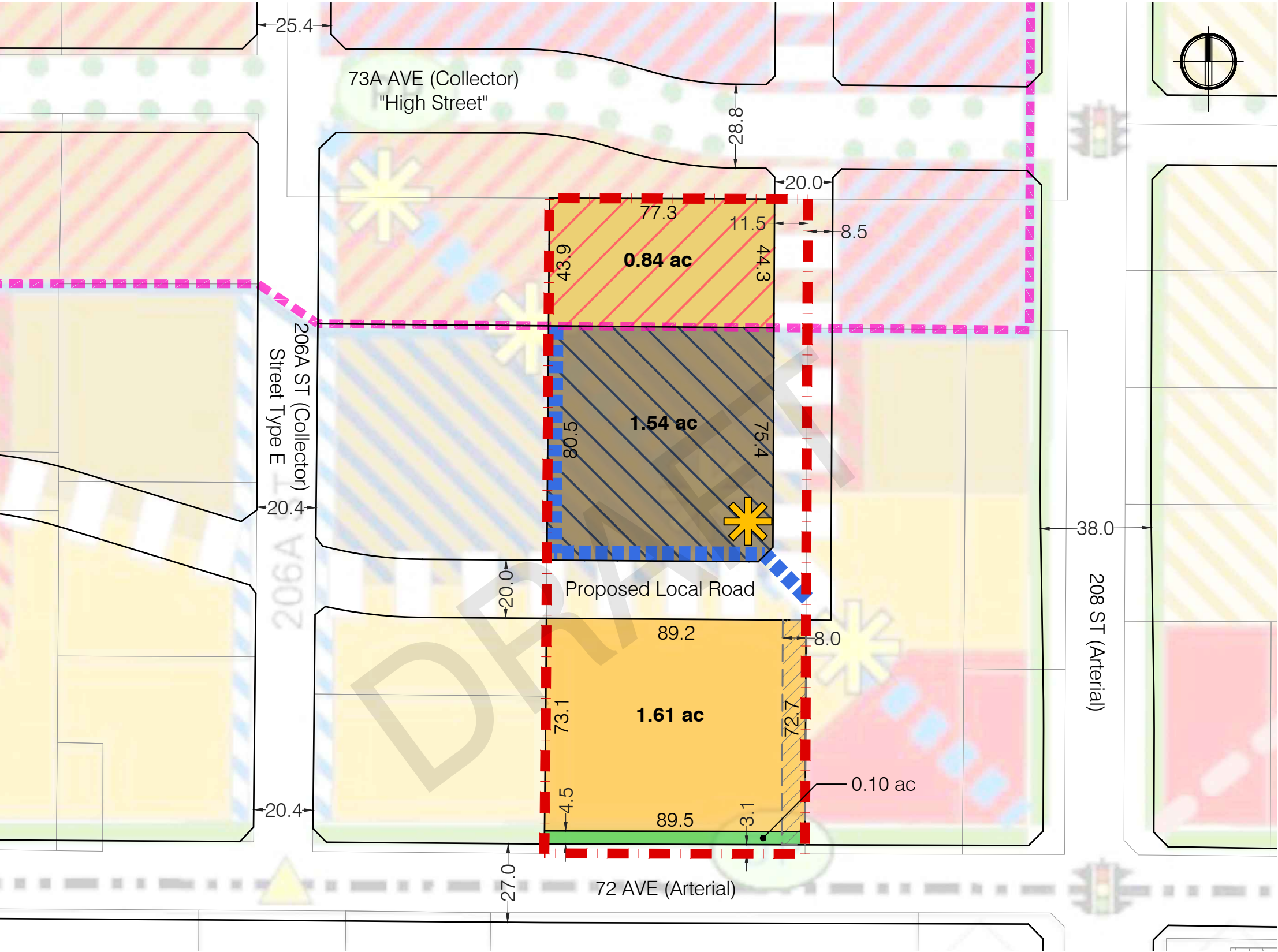
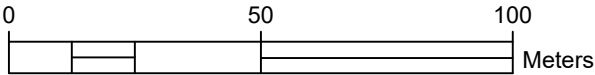


LAND USE CONCEPT

-  Subject Site
-  Neighbourhood Centre
-  Low Density Mixed Use (1.4 FSR)
-  High Density Apartment (2.4 FSR)
-  Row House / Townhouse (22 UPA)
-  Potential Art Walk / Path
-  Temporary Access (618 m² | 0.15 ac)
-  Public Art
-  Greenway (403 m²)

Note: The 4.5m width greenway along the 72 Ave follows Greenway and Trail Standards (see Smith Neighbourhood Plan, page 48).



LEGAL DESCRIPTION
PID 012-058-246

GROSS SITE AREA
2.01 hectares / 4.96 acres

NET SITE AREA
1.61 hectares / 3.99 acres
Excludes Greenway and Road Dedication

- Greenway: 403 m², 0.10 ac
- Road Dedication: 3,515 m², 0.87 ac

EXISTING DESIGNATIONS
OCP: Urban
NCP: Smith Neighbourhood plan
Zoning: SR-2

LOT YIELD
Existing: 1 lots

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

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Project 22-1078
11 / 12 / 2024
Drawn by: BJ

For Discussion Only

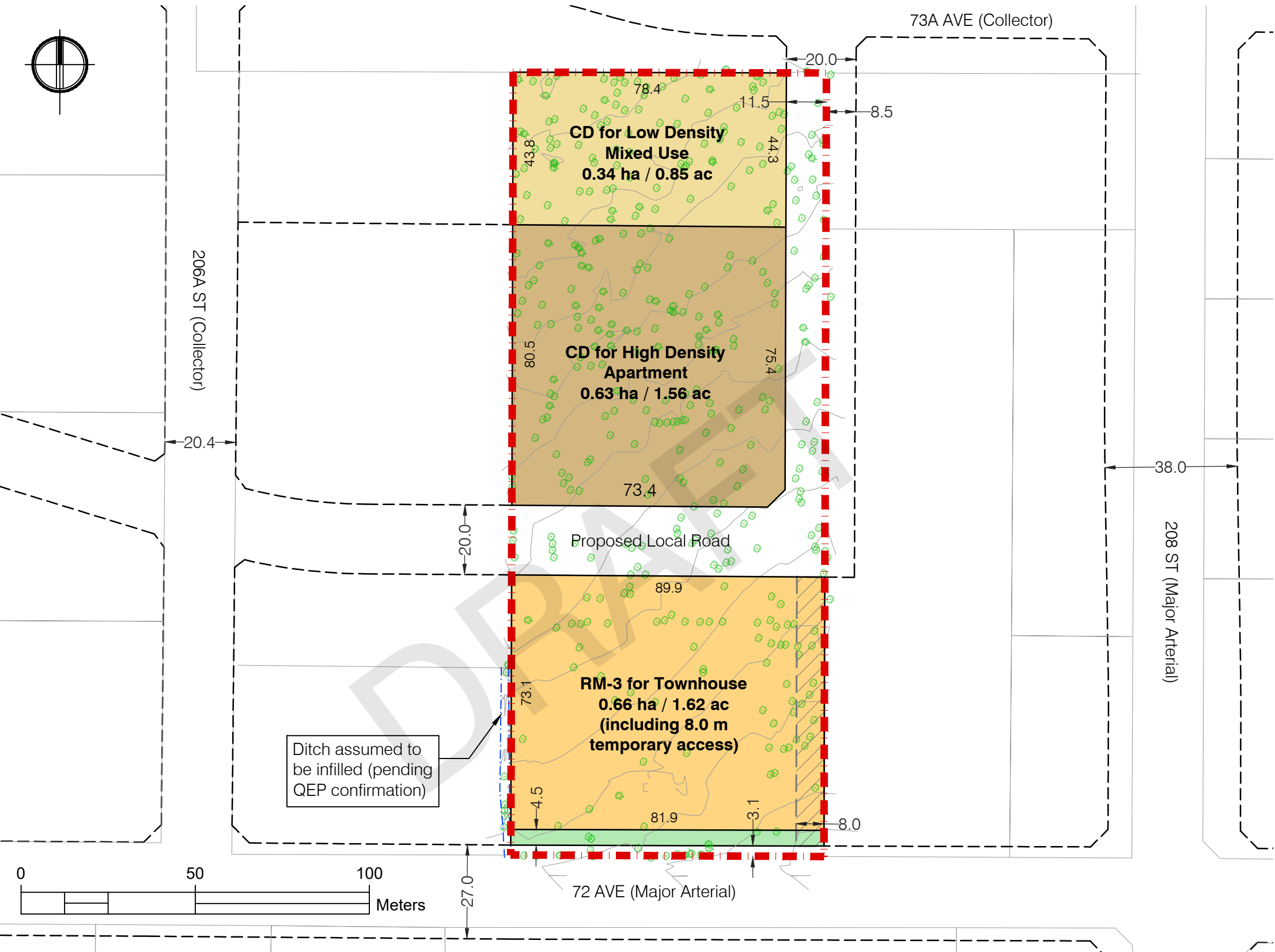
Drawing
1

SUBDIVISION CONCEPT

-  Subject Site
-  CD - Low Density Mixed Use (1.4 FSR)
-  CD - High Density Apartment (2.4 FSR)
-  RM-3
-  Greenway (404 m²)
-  Temporary Access (618 m² | 0.15 ac)
-  Top of Bank

Total Road Dedication: 0.86 Ac

Note: The 4.5m width greenway along the 72 Ave follows Greenway and Trail Standards (see Smith Neighbourhood Plan, page 48).



LEGAL DESCRIPTION
PID 012-058-246

GROSS SITE AREA
2.02 hectares / 4.99 acres

NET SITE AREA
1.63 hectares / 4.03 acres
Excludes Greenway and Road Dedication

- Greenway: 404 m², 0.10 ac
- Road Dedication: 3,507 m², 0.86 ac

EXISTING DESIGNATIONS
OCP: Urban
NCP: Smith Neighbourhood plan:
Row House / Townhouse
Medium Density Mixed Use
High Density Apartment

Zoning: SR-2

PROPOSED DESIGNATIONS
OCP: Urban
NCP: Smith Neighbourhood plan:
Townhouse
Low Density Mixed Use
High Density Apartment

Zoning: RM-3, CD

LOT YIELD
Existing: 1 lot
Proposed: 3 lots
Potential Unit Count:
CD - Low Density Mixed Use: 45 Units
CD - High Density Apartment: 140 Units
RM-3 - Townhouse: 33 Units

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Project 22-1078
11 / 12 / 2024
Drawn by: AR

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Drawing
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