

POTENTIAL SUBDIVISION
DESIGN FOR NE 1 AND NW 6

Land Uses

- Commercial
- Environmental Reserve (ER)
- Public Utility Lot (PUL)
- Municipal Reserve (MR)
- Future Public Works Yard
- Low Density Residential (R1)
(Single Detached Dwellings - 15m wide lots)
- Low Density Small Lot Residential (R1-A)
(Single Detached Dwellings - 12.2m wide lots)
- Low Density Narrow Lot with Garage Residential (R1-C)
(Single Detached Dwellings - 10.4m wide lots)
- General Residential (R2)
(Duplex Dwellings - 7.5m wide lots per unit)
- Multiple Unit Residential (R3)
(Row Housing - 6.0m to 9.0m wide lots per unit
(Apartment - 102m² per unit)

NW-6 Unit Count and Density
(East of Waskasoo Avenue)

R1	40 units/dwellings
R1-A	47 units/dwellings
R1-C	27 units/dwellings
R2	30 units/dwellings
R3	32 units/dwellings
Total	176 units/dwellings

Density of Residential Area (excluding
Public Works and Environmental Reserve)
is 11.54 units/ha

NE-1 Unit Count and Density
(West of Waskasoo Avenue)

R1	25 units/dwellings
R1-A	86 units/dwellings
R1-C	26 units/dwellings
R2	60 units/dwellings
R3	28 rowhouse
	100 apartment
Total	325 units/dwellings

Density of Residential Area (excluding
Commercial and Environmental Reserve)
is 11.08 units/ha

- Subject to Placement of Fill Meeting
Town and Alberta Environment &
Parks Requirements
- Floodway
- West Edge of Flood Hazard
- Playground
- Trails

