

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

