

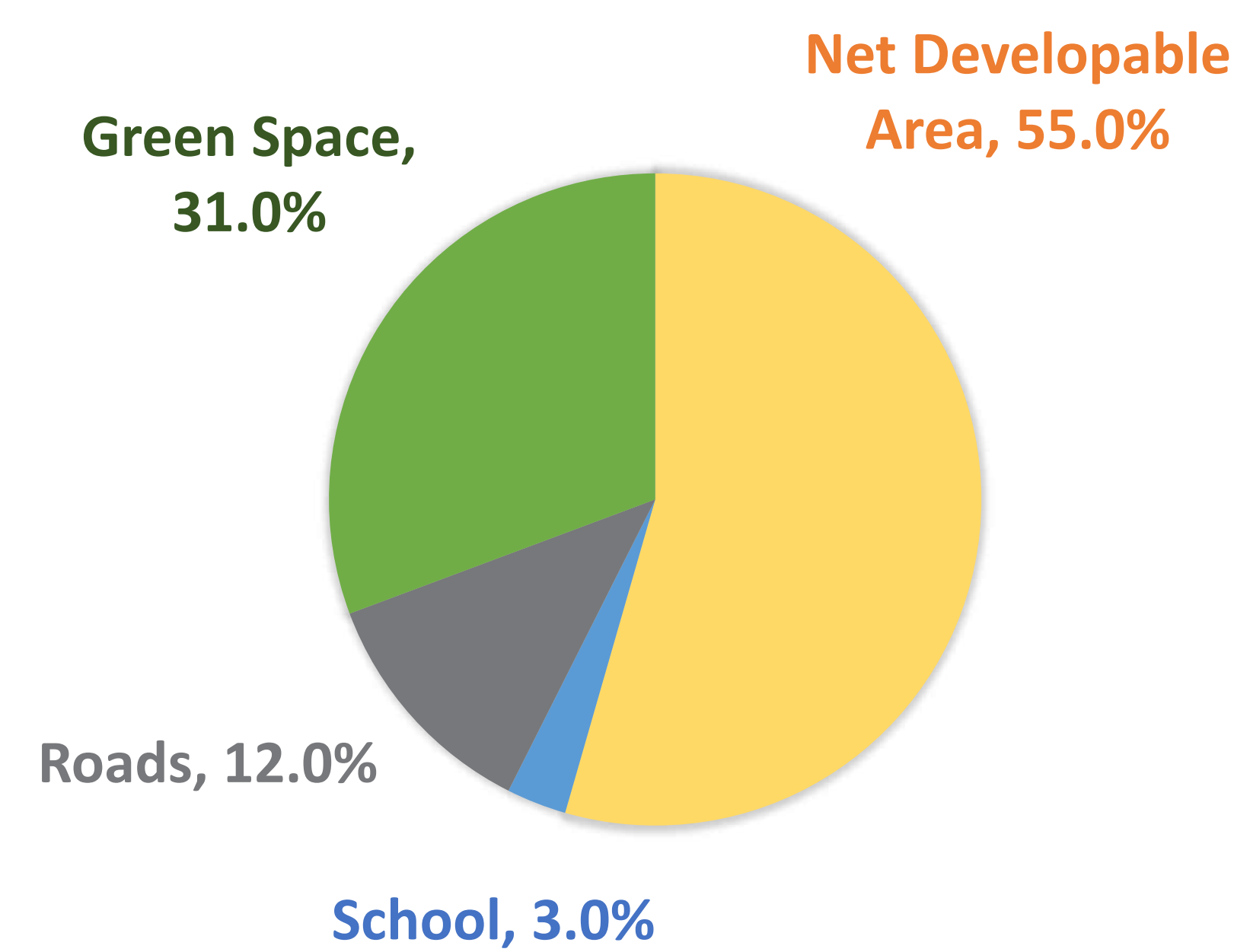
Proposed Land Use Concept Plan

LAND USE STATISTICS

The overall land-use concept plan shows how the environmental, residential land uses, commercial space, parks and trails all fit together.

The plan responds to the design principles by providing residential units needed to support new commercial and recreational spaces, and introducing a robust trail network to integrate a green, vibrant and connected neighbourhood.

Percentages By Area



Residential Area by Housing Type

Single Family	62%
Duplex, Triplex, Fourplex	6%
Cluster Townhouse	5%
Townhouse & Mixed-Use	26%

This plan projects an estimated population of 3000 people, given regional population per unit estimates.

Site specific considerations will determine the buildout population.

Green Space Areas

Neighbourhood Parks

Introducing two locations for public green space with play features for a range of ages.

Activated School Park

The neighbourhood park co-located with the elementary school will feature a full-sized active use sports field as well as looping trails and playgrounds

Multi-Use Pathways

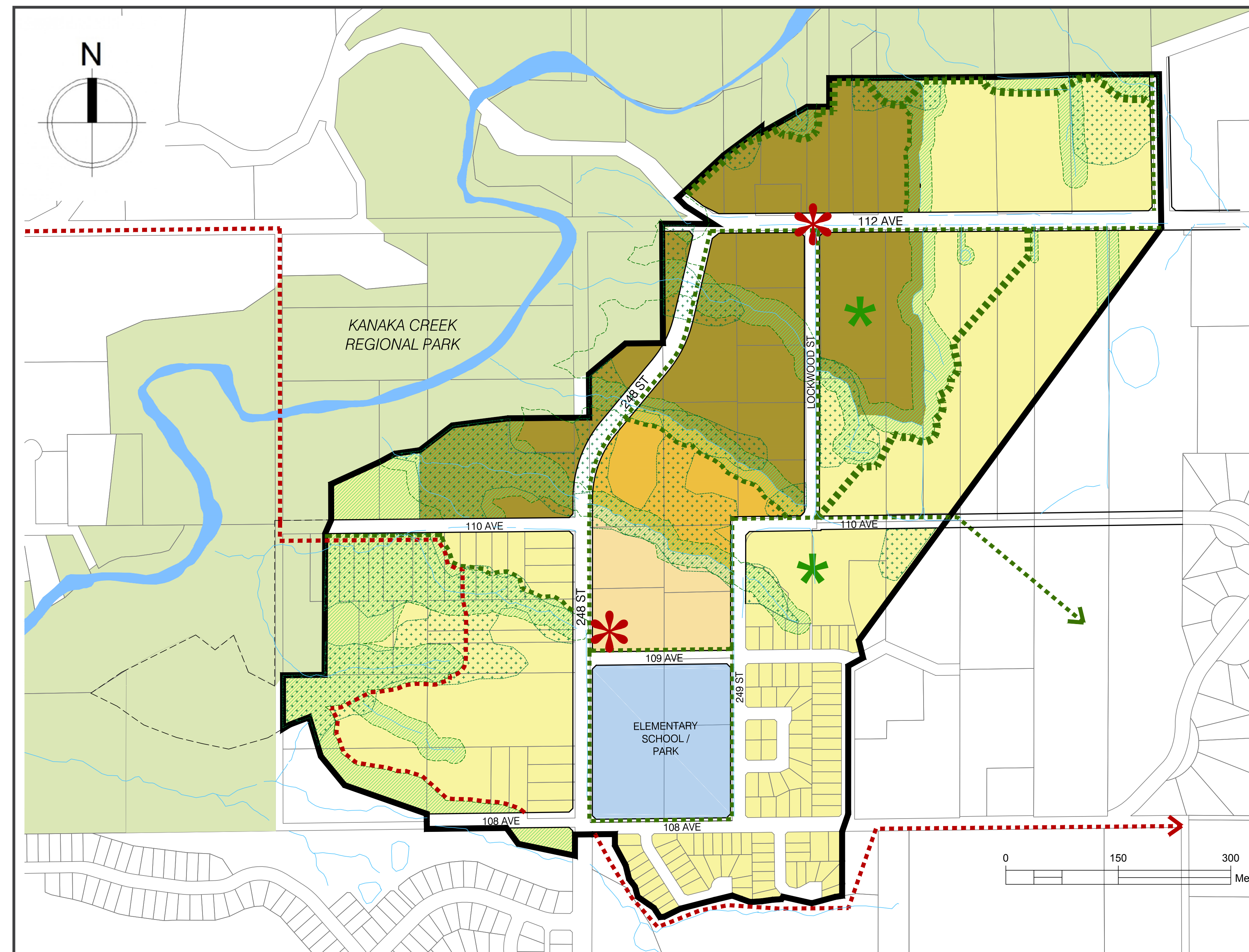
Gravel and asphalt multi-use pathways that connect North East Albion with South Albion and Kanaka Creek Regional Park, including Cliff Falls.

Equestrian Trail

Maintaining and enhancing equestrian connections to the existing trail network.

Environmental Areas

Protecting the health and integrity of the watercourses and tributaries that feed into Kanaka Creek Regional Park.

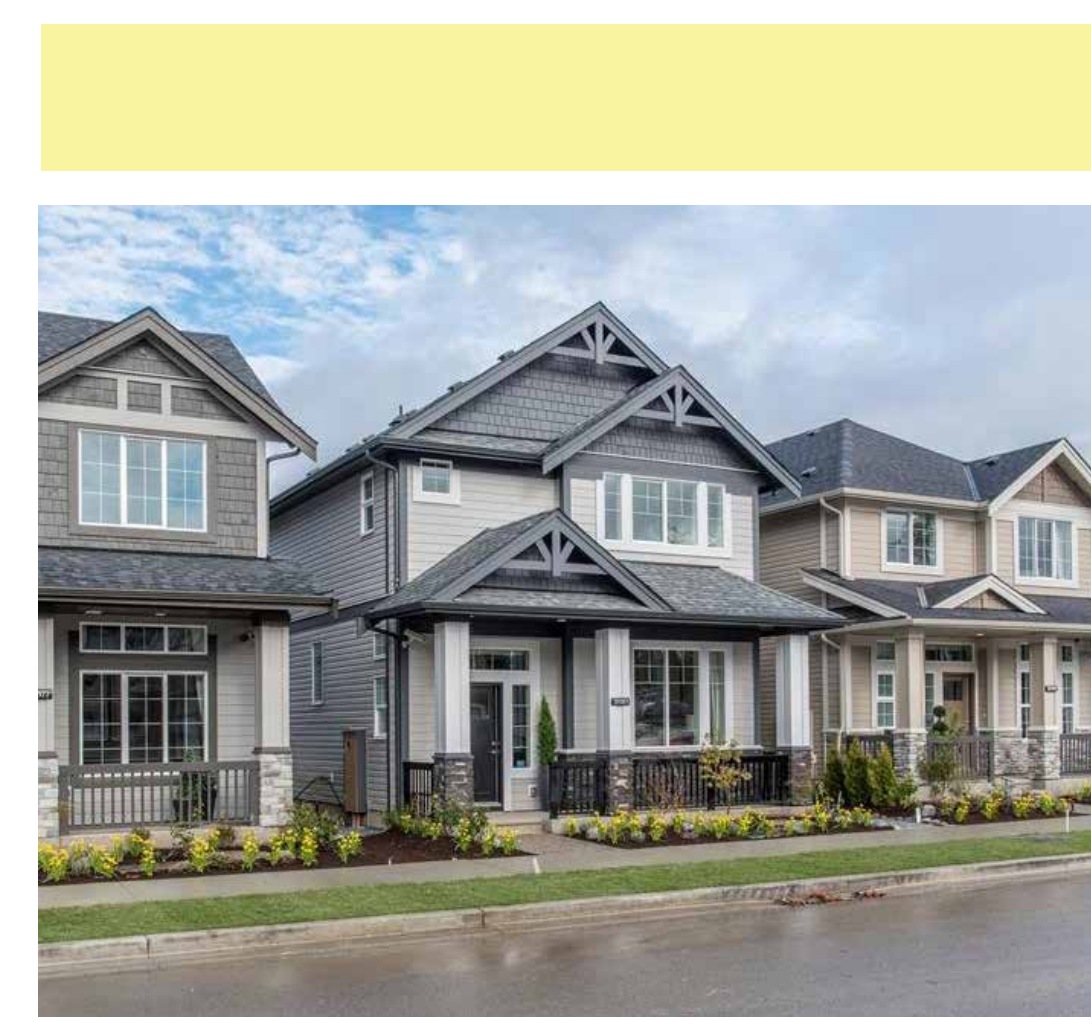


Legend

- SINGLE FAMILY
- DUPLEX, TRIPLEX, FOURPLEX
- CLUSTER TOWNHOUSE
- TOWNHOUSE
- SCHOOL / PARK
- METRO VANCOUVER PARK
- ENVIRONMENTALLY SENSITIVE AREAS
- NE ALBION PLAN AREA
- SIGNIFICANT TREE CLUSTERS
- MULTI-USE TRAIL
- EQUESTRIAN TRAIL
- POTENTIAL PARK SITE
- VILLAGE COMMERCIAL NODE (GROUND-LEVEL RETAIL)

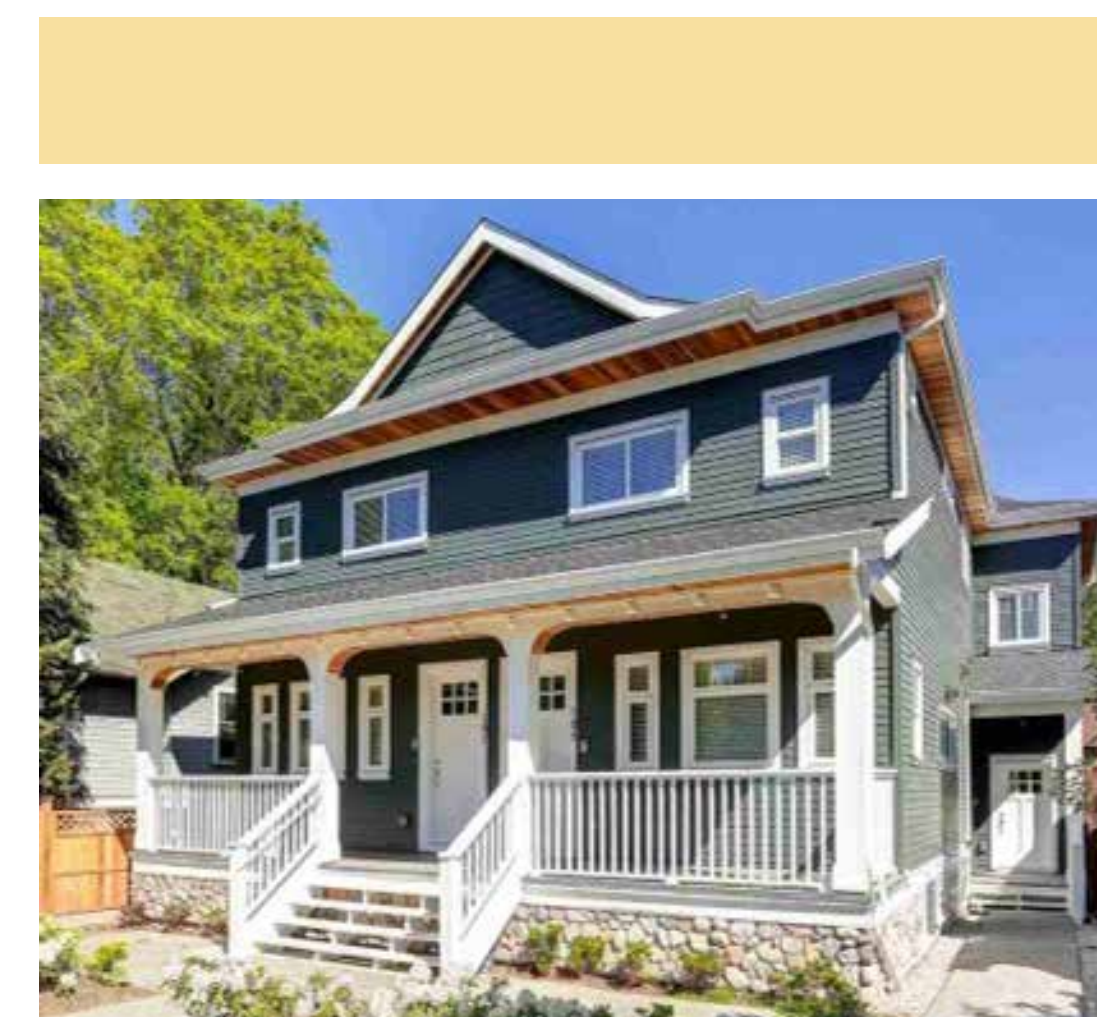
Residential and Retail Typologies

Single Family



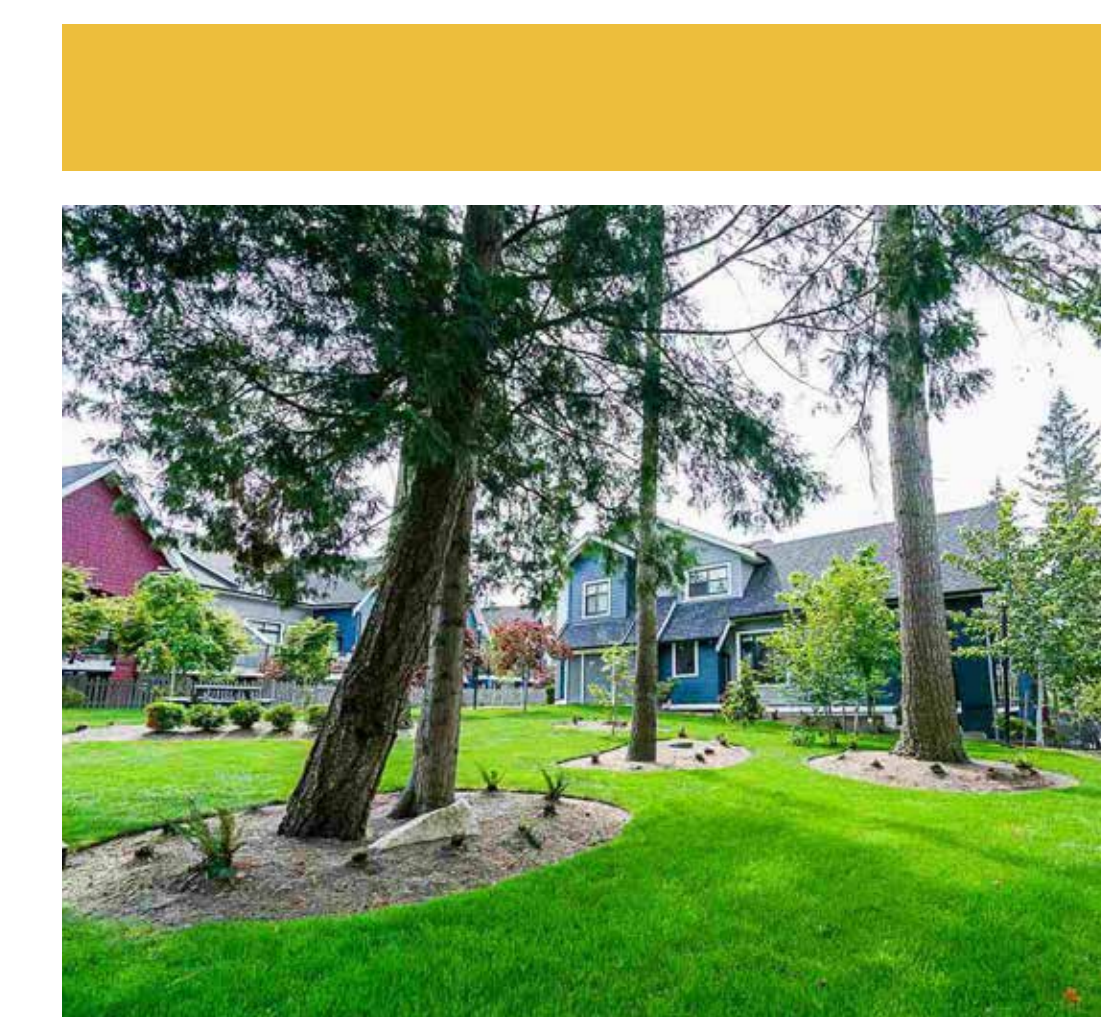
Detached homes. May include duplex, triplex, and fourplex that appear as a single family house in certain locations

Duplex, Triplex, Fourplex



Ground-oriented multi-family homes that appear as a single family house

Cluster Townhouse



Multi-family townhomes developed with a clustered layout to maximize preservation of significant tree stands

Townhouse



Multi-family homes in areas without significant tree clusters; on strata roads with visitor parking

Mixed Use Commercial



Low-rise townhouse or apartment homes stacked above ground-level commercial